

PLANNING AND BUILDING COMMITTEE

MINUTES - JANUARY 22, 1996

The Planning and Building Committee met this date at 7:34 p.m. in the Council Chambers with all members present except Mayor Robertson and Regional Councillor Begley (illness).

STAFF PRESENT: J. Marshall, Commissioner of Planning and Building
B. Winterhalt, Director of Planning Policy and Research
J. Corbett, Director, Development Services
C. Brawley, Manager, Land Use, Policy & Research
K. Walsh, Director, Parks Development & Project Services
R. Bino, Manager, Development Services
L. Mikulich, City Clerk
Terri Brenton, Clerks Assistant Junior

The meeting adjourned at 10:24 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation	
A.	PB001-96	APPROVAL OF AGENDA
D1.	PB002-96	Delegation - Mr. Ronald Webb, Webb & Schulze, re: PETRO-CANADA LIMITED - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - (File G25)
D 2.	PB010-96	Delegation - Mr. G.A. Schnarr, Glen Schnarr & Associates Inc., re: APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF PROPOSED SUBDIVISION, 871878 ONTARIO LIMITED (STREETSVILLE GLEN GOLF CLUB) (File T4W15.5 AND P25S40).
D 3.	PB009-96	Delegation - Mr. Donald Given, Malone, Given, Parsons, re: PROPOSED CHANGES TO THE EASTGATE SECONDARY PLAN - Ward 10 (File P25S42).
D 4.	PB010-96	Delegation - Mr. Bill Rea, Vice Chair, Churchville Residents' Association, re: STREETSVILLE GLEN GOLF CLUB (File T4W15.5 and P25S40).
D 5.	PB010-96	Delegation - Mr. Don Naylor, Member, Churchville Heritage Committee, re: STREETSVILLE GLEN GOLF CLUB (File T4W15.5 and P25S40).
D 6.	PB001-96	Delegation - Mr. John Dawson, McCarthy, Tetrault, Barristers and Solicitors, re: NANAKSAR GURDWARA GUR SIKH TEMPLE (File C11E12.6 and C11E12.7). <i>Deferred</i> to Planning and Building Committee meeting to be held on Monday, February 19, 1996 at 7:30 p.m.

D 7.	PB002-96	Delegation - Mr. Laz Pandy, Pandy and Company, re: PETRO-CANADA LIMITED - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW (File G25).
E 1.	PB003-96	TOTO DEVELOPMENTS LIMITED - Ward 5 (File C1E10.11).
E 2.	PB004-96	HOUSEKEEPING AMENDMENT TO THE ZONING BY-LAW - Ward 5 (File C19.3).
E 3.	PB005-96	FEBRUARY 1996 PUBLIC MEETING SCHEDULE
F 1.	PB011-96 PB012-96 PB013-96	APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF PROPOSED SUBDIVISION, 871878 ONTARIO LIMITED (STREETSVILLE GLEN GOLF CLUB) - Ward 6 (File T4W15.5 and P25S40).
G 1.	PB006-96	Report from Management & The Planning and Economic Development Team.
G 2.	PB001-96	NANAKSAR GURDWARA GUR SIKH TEMPLE - Ward 10 (File C11E12.6 and C11E12.7). <i>Deferred</i> to Planning and Building Committee meeting to be held on Monday, February 19, 1996 at 7:30 p.m.
G 3.	PB007-96	ROBERTO VILONE - APPLICATION TO AMEND THE ZONING BY-LAW - Ward 2 (File C1W12.3).
G 4.	PB008-96	PETRO-CANADA LIMITED - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - Ward 2 (File C1E18.8). <i>Referred</i> to the February 19, 1996 meeting of Planning and Building Committee.
G 5.	PB014-96	DOWNTOWN PARKING POLICY REVIEW (File P25/P01).
G 6.	PB019-96	AGRICULTURAL LAND USE PERMISSIONS - COMMERCIAL AND INDUSTRIAL ZONES (File G02).
H 1.	PB015-96	REGIONAL COST OF DEVELOPMENT STUDY - PART II (File P25RE-3).
I 1.	PB016-96	PLANNING AND BUILDING REPORT FOR THE MONTH OF NOVEMBER, 1995 (File A20).
I 2.	PB017-96	PLANNING AND BUILDING REPORT FOR THE MONTH OF DECEMBER, 1995 (File A20).
J 1.	PB018-96	RESIDENTIAL BOULEVARD TREES (File P03ST and P05GE3).
M.	PB020-96	ADJOURNMENT

PLANNING AND BUILDING COMMITTEE - JANUARY 22, 1996

- 3 -

A. APPROVAL OF AGENDA

PB001-96 That the Agenda for the Planning and Building Committee meeting of January 22, 1996, be approved as amended, as follows:

- D 3. Delegation - Mr. Donald Given, Malone, Given, Parsons, re: **PROPOSED CHANGES TO THE EASTGATE SECONDARY PLAN** - Ward 10 (File P25S42).
- D 4. Delegation - Mr. Bill Rea, Vice Chair, Churchville Residents' Association re: **STREETSVILLE GLEN GOLF CLUB** (File T4W15.5 and P25S40) (See Items D2 and F1).
- D 5. Delegation - Mr. Don Naylor, Member, Churchville Heritage Committee, re: **STREETSVILLE GLEN GOLF CLUB** (File T4W15.5 and P25S40) (See Items D2 and F1).
- D 6. Delegation - Mr. John Dawson, McCarthy, Tetrault, Barristers and Solicitors, re: **NANAKSAR GURDWARA GUR SIKH TEMPLE** (File C11E12.6 and C11E12.7) (See Item G2). *Deferral* to Planning and Building Committee meeting to be held on Monday, February 19, 1996 at 7:30 p.m.
- D 7. Delegation - Mr. Laz Pandey, re: **PETRO-CANADA LIMITED - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW** (File G25) (See items D1, G4).
- G 2. **NANAKSAR GURDWARA GUR SIKH TEMPLE** (File C11E12.6 and C11E12.7) *Deferral* to Planning and Building Committee meeting to be held on Monday, February 19, 1996 at 7:30 p.m.
- G 6. Report from J. Marshall, Commissioner of Planning and Building and J. Corbett, Director, Development Services, dated January 17, 1996, re: **AGRICULTURAL LAND USE PERMISSIONS - COMMERCIAL AND INDUSTRIAL ZONES** (File G02).

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

- * The items marked with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

E1, E2, E3, G1, G3, I1, I2, J1

PLANNING AND BUILDING COMMITTEE - JANUARY 22, 1996

- 4 -

D. DELEGATIONS

- D 1. Delegation - *See Item G4 (Recommendation PB002-96)* - Mr. Ron Webb, Webb & Schulze, re: **PETRO-CANADA LIMITED - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW** - Ward 2
- D 2. Delegation - *See Item F1 (Recommendations PB010-96, PB011-96, PB012-96, PB013-96)* - Mr. G.A. Schnarr, Glen Schnarr & Associates Inc. re: **APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF PROPOSED SUBDIVISION, 871878 ONTARIO LIMITED (STREETSVILLE GLEN GOLF CLUB)** - Ward 6 (File T4W15.5 AND P25S40).
- D 3. Delegation - Mr. Donald Given, Malone, Given, Parsons, re: **PROPOSED CHANGES TO THE EASTGATE SECONDARY PLAN** - Ward 10 (File P25S42).

PB009-96 That the delegation of Mr. Donald Given of Malone, Given, Parsons Ltd., on behalf of Sorbara Group, Highway 7 & Gore Road Ltd., Gore Road Investments Ltd., and 1127187 Ontario Limited, to the Planning and Building Committee meeting of January 22, 1996, re: **PROPOSED CHANGES TO THE EASTGATE SECONDARY PLAN**, be received; and

That City Council agree, in principle, to defer approval of an appropriate portion of the Eastgate Secondary Plan to address the issues set out by Mr. Given in his letter of January 18, 1996, the boundaries of which shall be subject to further staff evaluation; and

That staff be directed to report back to Planning and Building Committee with regard to the area recommended to be deferred, in conjunction with the staff report responding to all comments received at the conclusion of the Ministry of Municipal Affairs and Housing circulation of Official Plan Amendment No. 263; and

That this agreement in principle be subject to the understanding that the fore-mentioned landowners will cover the City's costs of retaining the services of Stamm Economic Research and of any other Secondary Plan consultants to do supplementary analysis as may be required to properly review the proposed land use changes.

CARRIED

- D 4. Delegation - *See Item F1 (Recommendations PB010-96, PB011-96, PB012-96, PB013-96)* - Mr. Bill Rea, Vice Chair, Churchville Residents' Association, re: **APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF PROPOSED SUBDIVISION, 871878 ONTARIO LIMITED (STREETSVILLE GLEN GOLF CLUB)** - Ward 6 (File T4W15.5 AND P25S40).
- D 5. Delegation - *See Item F1 (Recommendations PB010-96, PB011-96, PB012-96, PB013-96)* - Mr. Don Naylor, Member, Churchville Heritage Committee, re: **APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF PROPOSED SUBDIVISION, 871878 ONTARIO LIMITED (STREETSVILLE GLEN GOLF CLUB)** - Ward 6 (File T4W15.5 AND P25S40).

PLANNING AND BUILDING COMMITTEE - JANUARY 22, 1996

- 5 -

- D 6. Delegation - *See Item G2 (Recommendation PB001-96)* - re: **NANAKSAR GURDWARA GUR SIKH TEMPLE** (File C11E12.6 and C11E12.7). *Deferred* to the Planning and Building Committee meeting to be held on Monday, February 19, 1996 at 7:30 p.m.
- D 7. Delegation - *See Item G4 (Recommendation PB002-96)* - Mr. Laz Pandey, Pandey and Company, re: **PETRO-CANADA LIMITED - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW** - Ward 2 (File C1E18.8 AND G25).

E. PUBLIC MEETING REPORTS

- * E 1. Public Meeting Report dated January 10, 1996, re: **TOTO DEVELOPMENTS LIMITED - Ward 5** (File C1E10.11).

PB003-96 That subject to the results of the Public Meeting, staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

1. The amending zoning by-law shall:
 - (a) increase the Maximum Gross Leasable Floor Area to 30,657 square metres
 - (b) increase the Maximum Gross Leasable Floor Area for a Supermarket to 6,038.5 square metres
2. Prior to site plan approval for any further development on the site, the existing rezoning/site plan agreement with the City shall be revised to include the following:
 - (a) The applicant shall submit for the approval of the City, a noise impact analysis addressing the delivery and waste pick-up activities associated with the commercial use of the site which shall include information with respect to any anticipated after hours delivery and pick-up activities.
 - (b) Prior to any further site plan approval for the site beyond that for the supermarket, the applicant shall submit a traffic study to the satisfaction of the Commissioner of Works and Transportation.

CARRIED

- * E 2. Public Meeting Report dated January 10, 1996, re: **HOUSEKEEPING AMENDMENT TO THE ZONING BY-LAW** - Ward 5 (File C19.3).

PB004-96 That the Public Meeting Report dated January 10, 1996, re: **HOUSEKEEPING AMENDMENT TO THE ZONING BY-LAW**, to the Planning and Building Meeting of January 22, 1996, be received; and

That staff be directed to prepare the appropriate amendment to the Zoning By-law.

CARRIED

PLANNING AND BUILDING COMMITTEE - JANUARY 22, 1996

- 6 -

- * E 3. Report dated January 16, 1996, re: **FEBRUARY 1996 PUBLIC MEETING SCHEDULE** (File P05).

PB005-96 That the report dated January 16, 1996, re: **FEBRUARY 1996 PUBLIC MEETING SCHEDULE**, to the Planning and Building Committee meeting of January 22, 1996, be received.

CARRIED

F. DEFERRED ITEMS

- F 1. Report from J. Marshall, Commissioner of Planning and Building, dated January 17, 1996, re: **APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF PROPOSED SUBDIVISION, 871878 ONTARIO LIMITED (STREETSVILLE GLEN GOLF CLUB)** - Ward 6 (File T4W15.5 and P25S40) (See Items D2, D4, D5) (*Deferred from October 16, 1995 - PB153-95*).

Mr. J. Corbett, Director of Planning and Development Services, gave a presented Committee with a briefing/status update on the Eastgate and Westgate Plan, as well as on this application. Mr. Dennis Cutajar, Manager, Economic Development Office, also gave a presentation providing the Economic Development Office's perspective. Both Mr. Corbett and Mr. Cutajar recommend that the application not be circulated at this time.

Mr. G. Schnarr, Glen Schnarr & Associates Inc., appeared representing the applicants, 871878 Ontario Ltd. (Kaneff Properties). Mr. Schnarr informed Committee that Kaneff Properties is only seeking circulation of their draft plan at this time and is not asking for final endorsement. He also indicated that his client has been, and will continue to be, actively involved in discussions with the Churchville Residents' Association and the Churchville Heritage Committee with regard to this application.

Mr. Don Naylor, Member, Churchville Heritage Committee and Mr. Bill Rea, Vice Chair, Churchville Residents' Association, informed Committee that they have no objection to the plan being circulated at this time, but do not wish to see it endorsed until it is subjected to review by all interested parties.

Mr. J. Marshall, Commissioner of Planning and Building, advised that staff does not wish the plan to be circulated at this time, rather he suggests that it be referred back to staff for review.

PB010-96 That the delegations of Mr. Glen Schnarr, Mr. Don Naylor and Mr. Bill Rea, re: **APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF PROPOSED SUBDIVISION, 871878 ONTARIO LIMITED (STREETSVILLE GLEN GOLF CLUB)**, to the Planning and Building Committee meeting of January 22, 1996, be received.

CARRIED

PLANNING AND BUILDING COMMITTEE - JANUARY 22, 1996

- 7 -

PB011-96
LOST

That the **APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF PROPOSED SUBDIVISION, 871878 ONTARIO LIMITED (STREETSVILLE GLEN GOLF CLUB)** be *referred* to staff for review and a report back to the Planning and Building Committee meeting of February 19, 1996.

LOST

Recommendation:

That staff be directed to circulate the draft plan of subdivision at this time; and

That the boundary for residential land use on the Streetsville Glen lands be established as east of the realigned Creditview Road north and south of Hallstone Road; and

That Kaneff Properties Limited continue its best efforts to work with the Churchville Residents' Association and the Churchville Heritage Committee to address their concerns in good faith throughout the planning process; and

That every effort be made by Kaneff Properties Limited and the City of Brampton to protect the natural heritage including all of the six acre woodlot south of Hallstone Road.

Committee then requested that it be split and it was voted on as follows:

PB012-96

That staff be directed to circulate the draft plan of subdivision at this time.

CARRIED

PB013-96

That the following recommendation be *referred* to the Planning and Building Committee meeting of February 19, 1996:

That the boundary for residential land use on the Streetsville Glen lands be established as east of the realigned Creditview Road north and south of Hallstone Road; and

That Kaneff continue their efforts to work with the Churchville Residents' Association and the Churchville Heritage Committee to address their concerns in good faith through the planning process; and

That every effort be made by Kaneff and the City of Brampton to protect the natural heritage, including all of the six acre woodlot south of Hallstone Road.

CARRIED

G. DEVELOPMENT SERVICES REPORTS

- * G 1. Report from Management & The Planning and Economic Development Team.

PB006-96

That the report from Management & The Planning and Economic Development Team, to the Planning and Building Committee meeting of January 22, 1996, recommending that the Planning and Building Committee consider reports in respect of the following, be received:

PLANNING AND BUILDING COMMITTEE - JANUARY 22, 1996

- 8 -

- o NANAKSAR GURDWARA GUR SIKH TEMPLE**
- o ROBERTO VILONE - APPLICATION TO AMEND THE ZONING BY-LAW**
- o PETRO-CANADA LIMITED - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW**

CARRIED

- G 2. **NANAKSAR GURDWARA GUR SIKH TEMPLE** - (*See Recommendation PB001-96*) -Ward 10 (File C11E12.6 and C11E12.7) (See Item D6). ***Deferred*** to the Planning and Building Committee meeting to be held on Monday, February 19, 1996 at 7:30 p.m.
- * G 3. **ROBERTO VILONE - APPLICATION TO AMEND THE ZONING BY-LAW** - Ward 2 (File C1W12.3).

PB007-96 That the Development Services Report, dated January 16, 1996, re: **ROBERTO VILONE - APPLICATION TO AMEND THE ZONING BY-LAW**, to the Planning and Building Committee meeting of January 22, 1996, be received; and

That a Public Meeting be held in accordance with City Council procedures; and

That, subject to the results of the public meeting, the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

1. Prior to the enactment of the zoning by-law, the applicant shall enter into an agreement with the City which shall include the following:
 - (a) The applicant shall pay applicable Regional and City development charges, if any, in accordance with their respective Development Charges By-laws.
 - (b) The applicant shall grant easements, as may be required, for the installation of utilities and municipal services, to the appropriate authorities.
 - (c) The applicant shall agree to obtain a commercial access permit , if necessary, from the Ministry of Transportation Ontario, and be responsible for any highway improvements deemed necessary by the Ministry.
 - (d) The applicant shall agree that, pursuant to Section 112 of the National Energy Act, TransCanada Pipelines will be notified (Regional Office, 1-800-827-5094) three business days prior to the start of any excavating using power-operated equipment and seven business days prior to the start of using any explosives.
- Board
- 2.0 The amending zoning by-law for the subject property shall contain the following provisions:
 - 2.1 shall only be used for the following purposes:
 - (a) either: (1) the uses permitted by the Industrial One (M1) zone

PLANNING AND BUILDING COMMITTEE - JANUARY 22, 1996

- 9 -

(b) or: (1) a garden centre; and

(2) outdoor storage accessory to, and in conjunction with, a garden centre

(c) but not for the purposes permitted by 2.1 (a) in conjunction with the purposes permitted by 2.1 (b).

2.2 shall be subject to the following requirements and restrictions:

(a) in respect of the permitted purpose in Section 2.1 (b):

(1) maximum gross floor area - 265 square metres;

(2) minimum lot width - 45 metres;

(3) minimum landscaped open space:

(i) front yard - 3 metres, except for approved driveway locations;

(ii) side yard - no requirement;

(iii) rear yard - no requirement;

(4) outdoor storage - no outdoor storage shall be permitted in the required front yard;

(5) maximum building height - 5 metres; and

(6) fences - no restriction.

2.3 shall also be subject to the requirements and restrictions of the M1 zone and the general provisions of this by-law which are not in conflict with those in Section 2.2.

CARRIED

G 4. PETRO-CANADA LIMITED - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - Ward 2 (File C1E18.8) (See Items D1, D7).

Mr. Ron Webb appeared representing the commercial tenants (Village Deli & Pasta Shoppe Inc.; 580994 Ontario Limited; Row Mac Insurance Brokers Inc.; Northwood Park Service Centre Inc.) currently occupying this property, located at the north-east corner of Highway 10 and Mayfield Road. He informed Committee of the tenants' request that this application not be approved and that it not be forwarded to a public meeting. Rather, the tenants ask that Committee reject the proposal in favour of their submission to maintain their existing businesses on this property. Mr. Webb then responded to questions from Committee.

PLANNING AND BUILDING COMMITTEE - JANUARY 22, 1996

- 10 -

Mr. Laz Pandy appeared representing Mr. D.J. Woods, Business Development Representative, Asset Management, Petro-Canada and Mr. Patterson, Ormeau Developments (owners of the property). Their position is that the request of the commercial tenants to reject the application is premature and that they would like the matter sent forward to a public meeting. Mr. Pandy then responded to questions from the Committee.

PB002-96 That the delegations of Mr. Ron Webb, Webb & Schulze and Mr. Laz Pandy, re: **PETRO-CANADA LIMITED - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW** (File C1E18.8 and G25), to the Planning and Building Committee Meeting of January 22, 1996, be received.

CARRIED

The following was then considered:

PB008-96 That the application by Petro-Canada Limited (File C1E18.8 and G25) to amend the Official Plan and Zoning By-law, to the Planning and Building Committee meeting of January 22, 1996, be *referred* to the February 19, 1996 meeting of Planning and Building Committee.

CARRIED

G 5. DOWNTOWN PARKING POLICY REVIEW (File P25/P01).

PB014-96 That the report from J. Corbett, dated January 17, 1996, re: **DOWNTOWN PARKING POLICY REVIEW**, to the Planning and Building Committee meeting of January 22, 1996, be received; and

That By-law 200-82 (being a Comprehensive Zoning By-law covering the former Town of Brampton) be amended to exempt all commercial developments within the area outlined on Map 1 of the report, from on-site parking requirements for a temporary period of 2 years ending December 1997; and

That staff be directed to convene a public meeting in accordance with the Planning Act and City Council Procedures.

CARRIED

G 6. Report from J. Marshall, Commissioner of Planning and Building and J. Corbett, Director, Development Services, dated January 17, 1996, re: AGRICULTURAL LAND USE PERMISSIONS - COMMERCIAL AND INDUSTRIAL ZONES (File G02).

PB019-96 That the report from J. Marshall, Commissioner of Planning and Building and J. Corbett, Director, Development Services, dated January 17, 1996, to the Planning and Building Committee meeting of January 22, 1996, re: **AGRICULTURAL LAND USE PERMISSIONS - COMMERCIAL AND INDUSTRIAL ZONES** (File G02) be received; and

PLANNING AND BUILDING COMMITTEE - JANUARY 22, 1996

- 11 -

That staff be directed to prepare an amendment to the City's Official Plan to permit agricultural uses in industrial zones through the application of temporary use by-laws on a site specific basis subject to the following criteria:

- i. permitted agricultural operations shall not include livestock operations;
- ii. a minimum lot area of 2 acres shall be required for agricultural uses;
- iii. the nature of the proposed agricultural use shall not adversely affect the development of the surrounding area for proposed industrial uses;
- iv. no buildings or structures shall be permitted (beyond those existing on the site) in conjunction with agricultural activities; and,
- v. the temporary agricultural use will not adversely affect surrounding uses in terms of odour, dust or other environmental impacts; and

That staff be directed to convene a public meeting with respect to the proposed official plan amendment in accordance with Council's procedures; and

That the Committee of Adjustment be advised that City Council does not support the current application to permit agricultural uses at the north-east corner of Peter Robertson Boulevard and Torbram Road in accordance with the findings of this report.

CARRIED

Direction was given that J. Corbett, Director, Development Services, prepare a report on the impact of this concept on commercial zoning.

H. POLICY & RESEARCH REPORTS

- H 1. Report from B. Winterhalt, Director of Planning Policy and Research , dated January 17, 1996, re: **REGIONAL COST OF DEVELOPMENT STUDY - PART II** (File P25RE-3).

PB015-96 That the report from B. Winterhalt, Director of Planning Policy and Research, dated January 17, 1996, re: **REGIONAL COST OF DEVELOPMENT STUDY - PART II** (File P25RE-3), to the Planning and Building Committee meeting of January 22, 1996, be received; and

That the Region of Peel and its Regional Official Plan Steering Committee be informed that the City of Brampton encourages the Region to move forward based on the information provided.

CARRIED

PLANNING AND BUILDING COMMITTEE - JANUARY 22, 1996

- 12 -

I. BUILDING REPORTS

- * I 1. **PLANNING AND BUILDING REPORT FOR THE MONTH OF NOVEMBER, 1995**
(File A20).

PB016-96 That the **PLANNING AND BUILDING REPORT FOR THE MONTH OF NOVEMBER, 1995** be received.

CARRIED

- * I 2. **PLANNING AND BUILDING REPORT FOR THE MONTH OF DECEMBER, 1995** (File A20).

PB017-96 That the **PLANNING AND BUILDING REPORT FOR THE MONTH OF DECEMBER, 1995** be received.

CARRIED

J. URBAN DESIGN & ZONING REPORTS

- * J 1. **RESIDENTIAL BOULEVARD TREES** (File P03ST and P05GE3).

PB018-96 That the report from W. Lee, Director, Urban Design and Zoning, dated January 16, 1996, to the Planning and Building Committee meeting of January 22, 1996, be received; and

That staff be directed to request a clause on the display maps located in each sales pavilion to inform new home purchasers that not every lot will have a boulevard tree in front of the lot.

CARRIED

K. HERITAGE BOARD MINUTES - nil

L. CLOSED MEETING - nil

QUESTION PERIOD - nil

M. ADJOURNMENT

PB020-96 That the Planning and Building Committee do now adjourn to meet again on Monday, February 19, 1996, at 7:30 p.m., or at the call of the Chairman.

CARRIED

PLANNING AND BUILDING COMMITTEE

MINUTES - FEBRUARY 19, 1996

The Planning and Building Committee met this date at 6:40 p.m. in the Council Committee Room until 7:00 p.m. when the meeting re-convened in the Council Chambers.

MEMBERS PRESENT: Regional Councillor P. Palleschi (Chair)
City Councillor G. Gibson (Vice Chair)
Mayor Peter Robertson
Regional Councillor R. Begley
Regional Councillor L. Bissell
Regional Councillor S. Fennell
Regional Councillor G. Miles
City Councillor R. Hunter
City Councillor L. Jeffrey
City Councillor B. Linton
City Councillor M. Moore
City Councillor J. Hutton
City Councillor B. Cowie
City Councillor P. Richards
City Councillor D. Metzack
City Councillor J. Sprovieri
City Councillor S. Hames

STAFF PRESENT: J. Marshall, Commissioner of Planning and Building
B. Winterhalt, Director of Planning Policy and Research
J. Corbett, Director, Development Services
C. Brawley, Manager, Land Use, Policy & Research
R. Bino, Manager, Development Services
J. Atwood-Petkovsky, Director of Enforcement, Legal Services & Corporation Counsel
D. Cutajar, Manager, Economic Development Office
L. Mikulich, City Clerk
T. Brenton, Clerks Assistant Jr.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommen- dation	
A.	PB022-96	APPROVAL OF AGENDA
D 1.	PB023-96	Delegation re: PROPERTY SEVERANCES - CRESCENT HILL (File G23)
D 2.	PB024-96	Delegations re: APPLICATION TO AMEND THE OFFICIAL PLAN, ZONING BY-LAW AND DRAFT PLAN OF PROPOSED SUBDIVISION - 871878 ONTARIO LIMITED (STREETSVILLE GLEN GOLF CLUB) - Ward 6 (File T4W15.5 and P25S40)

PLANNING AND BUILDING COMMITTEE - FEBRUARY 19, 1996

- 2 -

- | | | |
|------|----------------------|--|
| D 3. | PB025-96 | Delegations re: PETRO-CANADA LIMITED - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - Ward 2 (File G25) |
| D 4. | PB026-96 | Delegations re: NANAKSAR GURDWARA GUR SIKH TEMPLE - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW, AND TEMPORARY USE BY-LAW APPLICATION - Ward 10 (File C11E12.6 and C11E12.7) |
| D 5. | PB027-96
PB028-96 | Delegations re: NORTHWEST SANDALWOOD SPECIAL STUDY AREA - DRAFT SECONDARY PLAN, SUPPLEMENTARY REPORT (File P25SP2.1) |
| D6. | PB021-96 | Delegations re: FIRST GULF BUSINESS PARK INC. (File T2E15.5) |
| E 1. | PB029-96 | DOWNTOWN PARKING POLICY REVIEW (File P25/P01) |
| E 2. | PB030-96 | ROBERTO VILONE - APPLICATION TO AMEND THE ZONING BY-LAW - Ward 2 (File C1W12.3) |
| F 1. | PB024-96 | APPLICATION TO AMEND THE OFFICIAL PLAN, ZONING BY-LAW AND DRAFT PLAN OF PROPOSED SUBDIVISION - 871878 ONTARIO LIMITED (STREETSVILLE GLEN GOLF CLUB) - Ward 6 (File T4W15.5 and P25S40) |
| F 2. | PB025-96 | PETRO-CANADA LIMITED - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - Ward 2 (File C1E18.8) |
| F 3. | PB026-96 | NANAKSAR GURDWARA GUR SIKH TEMPLE - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW, AND TEMPORARY USE BY-LAW APPLICATION - Ward 10 (File C11E12.6 and C11E12.7) |
| G1. | PB021-96 | FIRST GULF BUSINESS PARK INC. (File T2E15.5) |
| G2. | PB031-96 | RETAIL PROPANE FUELING FACILITIES (File P10) |
| G 3. | PB032-96 | F.J. REINDERS (LORNE AVENUE FLOWER SHOP) - Ward 5 (File C1W7.47) |
| G 4. | PB033-96 | WOODBIDGE FARMERS COMPANY LIMITED - Ward 9 (File T5E15.19) |
| G 5. | PB034-96 | BILL 20 - THE LAND USE PLANNING AND PROTECTION ACT AND PROPOSED PROVINCIAL POLICY STATEMENTS (File P02) |
| H 1. | PB027-96
PB028-96 | NORTHWEST SANDALWOOD SPECIAL STUDY AREA - DRAFT SECONDARY PLAN, SUPPLEMENTARY REPORT (File P25SP2.1) (See Item D5) |
| I 1. | PB035-96 | BUILDING PERMITS FOR THE MONTH OF JANUARY, 1996 (File A20) |

PLANNING AND BUILDING COMMITTEE - FEBRUARY 19, 1996

- 3 -

- K 1. PB036-96 Minutes - **BRAMPTON HERITAGE BOARD** - October 19, 1995
- K 2. PB037-96 Minutes - **BRAMPTON HERITAGE BOARD** - January 18, 1996
- M. PB038-96 **ADJOURNMENT**

CHAIR - REGIONAL COUNCILLOR PALLESCHI

PLANNING AND BUILDING COMMITTEE - FEBRUARY 19, 1996

- 4 -

The Planning and Building Committee convened at 6:40 p.m. at the request of Mr. Neil Davis, Solicitor for the Inzola Group prior to the scheduled meeting. It was determined this was an open meeting and representatives of the Great Gulf Group of Companies were in attendance.

The purpose of this presentation was to hear comments from the Inzola Group re: **FIRST GULF BUSINESS PARK INC.** - Ward 3 (File T2E15.5).

Mr. Neil Davis of Davis, Webb and Schulze, appeared on behalf of Inzola Group Inc. and expressed concerns about this application. Among the concerns of the Inzola Group are: that not enough analysis has been done to support this re-zoning; the re-zoning would have a negative impact on commercially developed lands in the City, i.e. Queen Street, Court House lands; support of this application raises a fairness issue - it costs more per acre to purchase downtown lands than to purchase industrial and request they be re-zoned to commercial; re-zoning would have a negative impact on the investment that companies have already made in the downtown core. He requests that more information be made available and that a further study of the application be done before Committee reaches its conclusions on this matter.

Mr. John Cutruzzola, Inzola Group Inc., re-iterated Mr. Davis' comments and added that he feels there are already lots of commercial lands available that would suit this applicant's proposal.

Mr. Haydn Matthews, Great Gulf Group of Companies, clarified that while the land they purchased cost less than land downtown, Great Gulf will have to invest a lot of money to put in all of the required infrastructure. He advised further that this proposal is in response to the marketplace, they have done a number of studies which will support their application. He added that Great Gulf is not seeking approval of their application at this time, they simply request that it be put through the process of public meetings, etc.

Committee held a general discussion on this issue and agreed to have this matter discussed later on the agenda.

The Planning and Building Committee re-convened at 7:50 p.m. to proceed with the regular order of business on the agenda.

A. APPROVAL OF AGENDA

PB022-96 That the Agenda for the Planning and Building Committee meeting of February 19, 1996, be approved as amended, to add:

D 2. Delegations re: **APPLICATION TO AMEND THE OFFICIAL PLAN, ZONING BY-LAW AND DRAFT PLAN OF PROPOSED SUBDIVISION - 871878 ONTARIO LIMITED (STREETSVILLE GLEN GOLF CLUB) - Ward 6 (File T4W15.5 and P25S40) (See Item F1).**

2. Mr. Bob Crouch, Churchville Resident
3. Mr. Angelo Riccio, Churchville Resident
4. Mrs. S. Blaney, Churchville Resident

PLANNING AND BUILDING COMMITTEE - FEBRUARY 19, 1996

- 5 -

D 5. Delegations re: **NORTHWEST SANDALWOOD SPECIAL STUDY AREA - DRAFT SECONDARY PLAN, SUPPLEMENTARY REPORT** (File P25SP2.1) (See Item H1):

2. Ms. Joanne Vergunst, Area Resident

D 6. Delegations re: **FIRST GULF BUSINESS PARK INC.** - Ward 3 (File T2E15.5):

1. Mr. Neil Davis, Davis, Webb & Schulze
2. Mr. John Cutruzzola, Inzola Group Inc.
3. Mr. Bill Kanellopoulos, Inzola Group Inc.
4. Mr. Haydn Matthews, Great Gulf Group of Companies
5. Ms. Elizabeth Halpenny, Great Gulf Group of Companies
6. Mr. Christopher Moon, City Core Partnership
7. Mr. Joe Harley, City Core Partnership
8. Mr. Scott Goodison, Brampton Downtown Business Association

CARRIED

B. CONFLICTS OF INTEREST

City Councillor Gibson declared a conflict on Item G3, F.J. Reinders (Lorne Avenue Flower Shop) as his wife works as a consultant at Flowertown Florist.

Regional Councillor and Committee Chair Palleschi declared a conflict on Item H1, Northwest Sandalwood Special Study Area - Draft Secondary Plan, Supplementary Report as he owns and operates a business in the immediate area.

Mayor Robertson declared a conflict on Item H1, Northwest Sandalwood Special Study Area - Draft Secondary Plan, Supplementary Report as his family owns property on Wanless Drive.

C. CONSENT

* The items marked with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

E1, E2, G2, G3, G4, G5, I1, K1, K2

D. DELEGATIONS

D 1. Mr. U. Petroschke, Crescent Hill, Brampton, re: **PROPERTY SEVERANCES - CRESCENT HILL** (File G23).

Mr. Petroschke did not address Committee, however, he was in attendance. City Councillor Cowie proposed a recommendation which was considered by Committee.

PLANNING AND BUILDING COMMITTEE - FEBRUARY 19, 1996

- 6 -

PB023-96 That the request for a delegation of Mr. U. Petroschke, Crescent Hill, Brampton, to the Planning and Building Committee Meeting of February 19, 1996, re: **PROPERTY SEVERANCES - CRESCENT HILL** (File G23) be received; and

That staff be directed to undertake a land use study of the Crescent Hill neighbourhood to review existing zoning provisions and recommend necessary amendments to ensure that future development is compatible with existing large lot single detached dwellings and the unique character of the area.

CARRIED

D 2. Delegations (*See Item F1 - Recommendation PB024-96*) re: **APPLICATION TO AMEND THE OFFICIAL PLAN, ZONING BY-LAW AND DRAFT PLAN OF PROPOSED SUBDIVISION - 871878 ONTARIO LIMITED (STREETSVILLE GLEN GOLF CLUB) - Ward 6** (File T4W15.5 and P25S40):

1. Mr. G.A. Schnarr, Glen Schnarr & Associates Inc.
2. Mr. Bob Crouch, Churchville Resident
3. Mr. Angelo Riccio, Churchville Resident
4. Mrs. S. Blaney, Churchville Resident

D 3. Delegations (*See Item F2 - Recommendation PB025-96*) re: **PETRO-CANADA LIMITED - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - Ward 2** (File G25):

1. Mr. R.K. Webb, Davis, Webb & Schulze
2. Mr. D.J. Woods, Business Development Representative, Asset Management, Petro-Canada

D 4. Delegations (*See Item F3 - Recommendation PB026-96*) re: **NANAKSAR GURDWARA GUR SIKH TEMPLE - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW, AND TEMPORARY USE BY-LAW APPLICATION - Ward 10** (File C11E12.6 and C11E12.7):

1. Alessandra Altobelli, Clarkway Drive, Brampton
2. Mr. J.A.R. Dawson, McCarthy Tetrault
3. Mr. R. Lehman, Lehman & Associates

D 5. Delegations (*See Item H1 - Recommendations PB027-96 and PB028-96*) re: **NORTHWEST SANDALWOOD SPECIAL STUDY AREA - DRAFT SECONDARY PLAN, SUPPLEMENTARY REPORT** (File P25SP2.1):

1. Mr. R.K. Webb, Davis, Webb & Schulze
2. Ms. Joanne Vergunst, Area Resident
3. Mr. J. Makela, R.R. #2, Brampton

PLANNING AND BUILDING COMMITTEE - FEBRUARY 19, 1996

- 7 -

D 6. Delegations (*See Item G1 - Recommendation PB021-96*) re: **FIRST GULF BUSINESS PARK INC.** - Ward 3 (File T2E15.5):

1. Mr. Neil Davis, Davis, Webb & Schulze
2. Mr. John Cutruzzola, Inzola Group Inc.
3. Mr. Bill Kanellopoulos, Inzola Group Inc.
4. Mr. Haydn Matthews, Great Gulf Group of Companies
5. Ms. Elizabeth Halpenny, Great Gulf Group of Companies
6. Mr. Christopher Moon, City Core Partnership
7. Mr. Joe Harley, City Core Partnership
8. Mr. Scott Goodison, Brampton Downtown Business Association

E. PUBLIC MEETING REPORTS

* E 1. **DOWNTOWN PARKING POLICY REVIEW** (File P25/P01)

PB029-96 That the report from J. Corbett, Director, Planning and Development Services, dated February 12, 1996, to the Planning and Building Committee Meeting of February 19, 1996, be received; and

That By-Law 200-82 (being the Comprehensive Zoning By-Law covering the former Town of Brampton) be amended to exempt all commercial developments within the area outlined on Map 1 to the above-mentioned report, from on-site parking requirements for a temporary two year period; and

That staff be directed to submit the implementing zoning by-law amendment to City Council for enactment.

CARRIED

* E 2. **ROBERTO VILONE - APPLICATION TO AMEND THE ZONING BY-LAW** - Ward 2 (File C1W12.3).

PB030-96 That the report from P. Snape, dated February 12, 1996, to the Planning and Building Committee Meeting of February 19, 1996, be received; and

1. That prior to the enactment of the zoning by-law, the applicant shall enter into an agreement with the City which shall include the following:
 - (a) The applicant shall pay applicable Regional and City development charges, if any, in accordance with their respective Development Charges By-laws.
 - (b) The applicant shall grant easements, as may be required, for the installation of utilities and municipal services, to the appropriate authorities.
 - (c) The applicant shall agree to obtain a commercial access permit, if necessary, from the Ministry of Transportation Ontario, and be responsible for any highway improvements deemed necessary by the Ministry.

PLANNING AND BUILDING COMMITTEE - FEBRUARY 19, 1996

- 8 -

(d) The applicant shall agree that, pursuant to Section 112 of the National Energy Board Act, TransCanada Pipelines will be notified (Regional Office, 1-800-827-5094) three business days prior to the start of any excavating using power-operated equipment and seven business days prior to the start of using any explosives.

2. The amending zoning by-law for the subject property shall contain the following provisions:

2.1 Shall only be used for the following purposes:

(a) either:

(1) the uses permitted by the Industrial One (M1) zone

(b) or:

(1) a garden centre; and

(2) outdoor storage accessory to, and in conjunction with, a garden centre

(c) but not for the purposes permitted by 2.1 (a) in conjunction with the purposes permitted by 2.1

(b).

2.2 Shall be subject to the following requirements and restrictions:

(a) in respect of the permitted purpose in Section 2.1 (b):

(1) maximum gross floor area - 265 square metres;

(2) minimum lot width - 45 metres;

(3) minimum landscaped open space:

(i) front yard - 3 metres, except for approved driveway locations;

(ii) side yard - no requirement;

(iii) rear yard - no requirement;

(4) outdoor storage - no outdoor storage shall be permitted in the required front yard;

(5) maximum building height - 5 metres; and

(6) fences - no restriction.

2.3 Shall also be subject to the requirements and restrictions of the M1 zone and the general provisions of this by-law which are not in conflict with those in Section 2.2.

PLANNING AND BUILDING COMMITTEE - FEBRUARY 19, 1996

- 9 -

F. DEFERRED/REFERRED ITEMS

- F 1. Report from J. Corbett, Director of Planning and Development Services, dated February 12, 1996, re: **APPLICATION TO AMEND THE OFFICIAL PLAN, ZONING BY-LAW AND DRAFT PLAN OF PROPOSED SUBDIVISION - 871878 ONTARIO LIMITED (STREETSVILLE GLEN GOLF CLUB)** - Ward 6 (File T4W15.5 and P25S40) (See Item D2). *(Referred from January 22, 1996 - Recommendation PB013-96).*

Mr. G.A. Schnarr, Glen Schnarr & Associates Inc., appeared representing the applicants, 871878 Ontario Ltd. (Kaneff Properties). Mr. Schnarr informed Committee that Kaneff Properties is not asking for re-zoning at this time, rather they are requesting that the review, circulation and public meeting process be initiated now. He addressed his client's position to retain the residential versus industrial component for a portion of the proposed plan of subdivision.

Mr. Bob Crouch, a resident of Churchville, told Committee his concern is that the residents of Churchville do not have enough information and asks that Committee defer a decision on the land South of Hallstone Road until the Secondary Plan is approved. Also, the residents of Churchville support the recommendations in the staff report that is before Committee for consideration.

Mr. Angelo Riccio, another resident of Churchville, supports the position taken by Mr. Crouch that this issue requires further study.

Mrs. S. Blaney, of 7676 Creditview Road, advised Committee that her property backs onto the land that is suggested for industrial/commercial uses. She is concerned about the impact this potential re-zoning would have on her property values and quality of life and asks that Committee take these concerns into consideration.

Committee raised several concerns and asked questions of staff. A suggestion was made that Committee take a tour of the Churchville area so that they could see first hand the layout of this community. City Councillor Hutton agreed to organize a tour for Committee.

Discussion took place on the realignment of Creditview Road and the proposed overpass over future Highway 407.

That staff confirm with the Canadian Highway International Contractors (CHIC) their position with respect to the financial costs for the overpass. It was noted a report on the cost of Financial Drive will be presented at the Council Meeting on February 26, 1996.

Note: See Council Resolutions C066-96, C067-96 and C068-96.

PB024-96 That the following delegations to the Planning and Building Committee Meeting of February 19, 1996, be received:

1. Mr. G.A. Schnarr, Glen Schnarr & Associates Inc.
2. Mr. Bob Crouch, Churchville Resident
3. Mr. Angelo Riccio, Churchville Resident
4. Mrs. S. Blaney, Churchville Resident; and

PLANNING AND BUILDING COMMITTEE - FEBRUARY 19, 1996

- 10 -

That the report from J. Corbett, Director of Planning and Development Services, dated February 12, 1996, to the Planning and Building Committee Meeting of February 19, 1996, re: **APPLICATION TO AMEND THE OFFICIAL PLAN, ZONING BY-LAW AND DRAFT PLAN OF PROPOSED SUBDIVISION - 871878 ONTARIO LIMITED (STREETSVILLE GLEN GOLF CLUB)** - Ward 6 (File T4W15.5 and P25S40) be received; and

That a Public Meeting be held in accordance with City Council procedures with the lands North of Hallstone Road and East of the new Creditview Road as residential and the lands South of Hallstone Road be circled and held to be studied with the residents of the Village of Churchville; and

That Council consider an option for the lands South of Hallstone Road to be split between industrial and residential in such a way as to preserve as much of the lot in a "heritage easement" where possible.

CARRIED

- F 2. Report from N. Grady, Development Planner, dated January 16, 1996, re: **PETRO-CANADA LIMITED - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW** - Ward 2 (File C1E18.8) (See Item D3) (*Referred from January 22, 1996 - Recommendation PB002-96*)

Mr. Ron Webb, Davis, Webb and Schulze, appeared representing both the commercial tenants (Village Deli & Pasta Shoppe Inc.; 580994 Ontario Limited; Row Mac Insurance Brokers Inc.; Northwood Park Service Centre Inc.) and the two residential tenants currently occupying this property, located at the north-east corner of Highway 10 and Mayfield Road. He informed Committee that all of the tenants were present at the meeting and asked that Committee maintain the status quo and not amend the Official Plan or Zoning By-Law. Their position is that this does not represent good planning, rather it would deprive the community of services both needed and desired and have a negative impact on the tenants. Mr. Webb stated further that he has worked with City Councillor Jeffrey on behalf of the tenants to try and reach an agreement with Petro-Canada, but that no common ground could be found. In addition, Mr. Webb presented Committee with a petition from 503 area residents opposed to this application, which is in addition to one given that the Planning and Building Committee Meeting of January 22, 1996 containing 500 names.

Mr. Don Woods, Business Development Representative, Asset Management, Petro-Canada, clarified a couple of points raised when this issue was discussed at the Planning and Building Committee Meeting on January 22, 1996 with respect to traffic impact and advised Committee that they commissioned a Traffic Impact Study on February 16, 1996. In response to questions, he advised that Petro-Canada is proposing to lease the land on a long-term basis and make leasehold improvements to it, and further that they would not be able to provide a home to the current tenants.

City Councillor Jeffrey updated the Committee on the meetings which have taken place with respect to this proposal.

The following was then introduced:

PLANNING AND BUILDING COMMITTEE - FEBRUARY 19, 1996

- 11 -

PB025-96 That the following delegations to the Planning and Building Committee Meeting of February 19, 1996, be received:

1. Mr. R.K. Webb, Davis, Webb & Schulze
2. Mr. D.J. Woods, Business Development Representative, Asset Management, Petro-Canada; and

That the report from N. Grady, Development Planner, dated January 16, 1996, to the Planning and Building Committee Meeting of February 19, 1996, re: **PETRO-CANADA LIMITED - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - Ward 2** (File C1E18.8) be received; and

That the application to amend the Official Plan and Zoning By-Law by Petro-Canada Limited for the property located at the north-east corner of Highway 10 and Mayfield Road, be refused in view of the objections received from the tenants/residents in the area.

CARRIED

Committee took a recess for 10 minutes in accordance with the Procedural By-Law.

- F 3. Report from P. Snape, Development Planner, dated January 10, 1996, re: **NANAKSAR GURDWARA GUR SIKH TEMPLE - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW, AND TEMPORARY USE BY-LAW APPLICATION - Ward 10** (File C11E12.6 and C11E12.7) (See Item D4) (*Deferred from January 22, 1996 - Recommendation PB001-96*).

Ms. Alessandra Altobelli, Clarkway Drive, Brampton, advised Committee that she owns the property closest to the land subject to this application and outlined her concerns that should this application be approved it would have a major impact on her quality of life and that of other area residents. She agrees with staff's recommendations that the criteria for both temporary and permanent use has not been met by the applicant and asks that Committee refuse these applications.

Mr. Robert Lehman, Lehman & Associates, appeared representing the applicants. He advised Committee that all small congregations across Ontario have difficulty in finding a location in a urban area which is both affordable and meets municipal by-laws. In addition, he drew to the Committee's attention that this particular site has a special religious significance to his clients as it was visited by a holy man for an extended period of time. As well, Mr. Lehman said that his clients are not looking for approval at this time, that they are simply seeking public hearings on the temporary use by-law. Further, he stated that his clients are prepared to do whatever is required to bring the building up to standards (Fire, Building Code, etc).

Mr. Dawson, McCarthy Tetrault, solicitor for the temple, advised Committee that he believes his clients merit public hearings on this matter, that they would like to discuss technical issues with staff and that he feels the technical concerns can be dealt with better on this larger site rather than on a smaller urban site.

PLANNING AND BUILDING COMMITTEE - FEBRUARY 19, 1996

- 12 -

Committee held a discussion and asked questions of the delegation. In addition, a suggestion was made to Mr. Lehman that he may wish to provide additional information on what his clients will choose to do should their applications be turned down, given that the site has a special religious significance as a result of the extended visit by a holy man, before Committee's recommendation is approved at Council on Monday, February 26, 1996.

PB026-96 That the following delegations to the Planning and Building Committee Meeting of February 19, 1996 be received:

1. Alessandra Altobelli, Clarkway Drive, Brampton
2. Mr. J.A.R. Dawson, McCarthy Tetrault
3. Mr. R. Lehman, Lehman & Associates; and

That the report from P. Snape, Development Planner, dated January 10, 1996, to the Planning and Building Committee Meeting of February 19, 1996, re: **NANAKSAR GURDWARA GUR SIKH TEMPLE - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW, AND TEMPORARY USE BY-LAW APPLICATION** - Ward 10 (File C11E12.6 and C11E12.7) be received; and

That the following applications by **NANAKSAR GURDWARA GUR SIKH TEMPLE** (Ward 10) be refused:

Application C11E12.6 to permit a new place of worship; and

Application C11E12.7 for a temporary use by-law to permit a place of worship.

CARRIED

SEE RESOLUTION C070-96 - CITY COUNCIL MEETING OF FEBRUARY 26, 1996.

G. DEVELOPMENT SERVICES REPORTS

G 1. **FIRST GULF BUSINESS PARK INC.** - Ward 3 (File T2E15.5)

PB021-96 That the following delegations to the Planning and Building Committee Meeting of February 19, 1996, re: **FIRST GULF BUSINESS PARK INC.** (File T2E15.5), be received:

1. Mr. Neil Davis, Davis, Webb & Schulze
2. Mr. John Cutruzzola, Inzola Group Inc.
3. Mr. Bill Kanellopoulos, Inzola Group Inc.
4. Mr. Haydn Matthews, Great Gulf Group of Companies
5. Ms. Elizabeth Halpenny, Great Gulf Group of Companies
6. Mr. Christopher Moon, City Core Partnership
7. Mr. Joe Harley, City Core Partnership
8. Mr. Scott Goodison, Brampton Downtown Business Association; and

PLANNING AND BUILDING COMMITTEE - FEBRUARY 19, 1996

- 13 -

That the report from K. Ash, Development Planner, dated February 13, 1996, to the Planning and Building Committee Meeting of February 19, 1996, be *deferred* to the next meeting of the Planning and Building Committee to be held on Monday, March 18, 1996 at 7:30 p.m.

CARRIED

Direction was given that staff meet with the proponents prior to the next meeting of the Planning and Building Committee to be held on Monday, March 18, 1996 at 7:30 p.m.

* G 2. **RETAIL PROPANE FUELING FACILITIES** (File P10)

PB031-96 That the report from N. Grady, Planner, dated February 13, 1996, to the Planning and Building Committee Meeting of February 19, 1996, re: **RETAIL PROPANE FUELING FACILITIES** (File P10) be received; and

That staff be directed to undertake a comprehensive review with respect to propane dispensing facilities in accordance with the "Terms of Reference" contained in Appendix A of the aforementioned report; and,

That members of City Council be identified who may wish to participate in the project steering committee.

CARRIED

* G 3. **F.J. REINDERS (LORNE AVENUE FLOWER SHOP) - Ward 5** (File C1W7.47)

PB032-96 That the report from P. Snape, Development Planner, dated February 7, 1996, to the Planning Building Committee Meeting of February 19, 1996, re: **F.J. REINDERS (LORNE AVENUE FLOWER SHOP) - Ward 5** (File C1W7.47) be received; and

That a Public Meeting be held in accordance with City Council procedures; and

That, subject to the results of the public meeting, the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

- 1.0 Prior to the enactment of the zoning by-law, the applicant shall provide documentation to the satisfaction of the City's Legal Services Department that the necessary formal agreements between the applicant and the abutting land owners have been made with respect to the nature and intensity of use of the existing mutual right-of-ways.
- 2.0 Prior to the enactment of the zoning by-law, the applicant shall enter into an agreement with the City which shall include the following:
 - (a) Prior to the issuance of a building permit, the applicant shall pay applicable Regional and City development charges, if any, in accordance with their respective Development Charges By-laws.
 - (b) Prior to the issuance of a building permit, the applicant shall grant easements, as may be required, for the installation of utilities and municipal services, to the appropriate authorities.

PLANNING AND BUILDING COMMITTEE - FEBRUARY 19, 1996

- 14 -

- (c) Prior to the issuance of a building permit, a site development plan, a landscaping and fencing plan, a grading and storm drainage plan, and a fire protection plan, as may be required, shall be approved by the City, and appropriate securities, if any, shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process.
- (d) Prior to the issuance of a building permit, the applicant shall convey to the City lands, free and clear of all encumbrances, as follows:
 - a 3.0m wide parcel across the entire Main Street frontage of the property; and
 - a 7.5m daylight rounding at the north-east corner of the property, measured from the as-widened limits of the respective public roads.
- (e) All lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and properties; and

3.0 That the zoning of the subject property shall be changed to a site specific Composite Residential Commercial Zone (CRC - Section) and shall contain the following provisions:

3.1 Shall only be used for the following purposes:

(a) either:

- (1) an office, but not including a physician, dentist, drugless practitioner or real estate office;
- (2) an artist studio or gallery;
- (3) an arts and crafts studio;
- (4) a flower shop; and
- (5) one residential dwelling unit;

(b) or:

- (1) the uses permitted by the Residential Single Family Dwelling B Zone (R1B);

(c) but not both the uses permitted by 3.1 (a) and 3.1 (b) or any combination of both;

(d) purposes accessory to other permitted purposes; and

(e) an adult entertainment parlour, an amusement arcade and a video sales and rental establishment shall not be permitted.

3.2 shall be subject to the following requirements and restrictions:

(a) in respect of the purposes permitted in 3.1 (a):

- (1) the maximum gross floor area, not including the basement, shall be 175 square metres;

PLANNING AND BUILDING COMMITTEE - FEBRUARY 19, 1996

- 15 -

- (2) the maximum commercial floor area shall be 70 square metres;
- (3) the minimum floor area of a residential unit shall be 75 square metres;
- (4) minimum front yard depth - 6.8 metres;
- (5) minimum interior side yard width - 1.9 metres;
- (6) minimum exterior side yard width - 2.0 metres;
- (7) minimum rear yard depth - 14 metres;
- (8) parking shall be provided as follows:
 - (i) for the uses in 3.1 (a) (1) to (4) - a minimum of 4 parking spaces;
 - (ii) for the uses in 3.1 (a) (5) - a minimum of 2 tandem parking spaces;
- (9) the basement shall be used for storage purposes only.
- (b) in respect of the purposes permitted in 3.1(b):
 - (1) the requirements and restrictions of the R1B zone; and

3.3 Shall also be subject to the requirements and restrictions of the CRC zone and the general provisions of this by-law which are not in conflict with those in Section 3.2.

CARRIED

* G 4. **WOODBIDGE FARMERS COMPANY LIMITED** - Ward 9 (File T5E15.19)

PB033-96 That the report from A. Rezoski, Development Planner, dated February 14, 1996, to the Planning and Building Committee Meeting of February 19, 1996, re: **WOODBIDGE FARMERS COMPANY LIMITED** - Ward 9 (File T5E15.19) be received; and

That a Public Meeting be held in accordance with City Council procedures; and

That, subject to the results of the Public Meeting, staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

1. The amending zoning by-law shall contain the following provisions:

- (a) shall only be used for the following purposes:

Commercial

- (1) a retail establishment having no outdoor storage;
- (2) a dining room restaurant, a drive-in restaurant, a standard restaurant, a take-out restaurant;

PLANNING AND BUILDING COMMITTEE - FEBRUARY 19, 1996

- 16 -

- (3) a radio or television broadcasting and transmission establishment;
- (4) a home furnishings and improvement retail warehouse;
- (5) a recreational facility or structure;
- (6) a community club; and
- (7) an animal hospital.

Industrial

- (1) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, including a motor vehicle repair shop, but excluding a motor vehicle body shop as a principal or accessory use;
- (2) a printing establishment;
- (3) a warehouse; and
- (4) a parking lot.

Accessory

- (1) an associated educational use;
 - (2) an associated office;
 - (3) purposes accessory to the other permitted purposes.
- (b) shall be subject to the following requirements and restrictions:
- (1) Minimum Front Yard Depth:
9 metres
 - (2) Minimum Rear Yard Depth:
7 metres, except where it abuts a street, a 0.3 metre reserve, or a lot in a residential or institutional zone, in which case the minimum requirement is 15 metres.
 - (3) Minimum Exterior Side Yard:
6 metres, except that where it abuts a 0.3 metre reserve, the minimum requirement is 15 metres.

PLANNING AND BUILDING COMMITTEE - FEBRUARY 19, 1996

- 17 -

(4) Minimum Interior Side Yard:

4 metres, except that where it abuts an institutional or residential zone, the minimum requirement is 9 metres.

(5) Maximum Building Height:

No height restriction, except for a building on a lot which abuts a residential zone, in which case the maximum height is 2 storeys.

(6) Minimum Landscaped Open Space:

(a) 30 percent of the minimum required front yard area; and

(b) 50 percent of all of the following:

(1) minimum required exterior side yard area;

(2) minimum required interior side yard area abutting a lot in a residential or institutional zone; and

(3) minimum required rear yard area abutting a street or lot in a residential or institutional zone.

(7) Outdoor Storage:

No storage or display of goods shall be permitted.

(8) all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within building containing the restaurant;

(9) all garbage and refuse storage, other than refuse storage for a restaurant, including any containers for the storage of recyclable materials, shall be enclosed within a building;

(10) an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted; and

(11) shall also be subject to the requirements and restrictions relating to the Service Commercial One zone and all the general provisions of By-law 139-84 which are not in conflict with the ones set out above.

2. Prior to the enactment of the zoning by-law, the applicant shall enter into a development agreement with the City which shall include the following:

PLANNING AND BUILDING COMMITTEE - FEBRUARY 19, 1996

- 18 -

- a) Prior to the issuance of a building permit and prior to any alternations to the development on the site, a revised site plan, fencing plan, landscape plan, grading and drainage plan, elevation cross section drawings, a fire protection plan and engineering and servicing plans, if required by the City, shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these revised plans.
- b) The applicant shall satisfy all financial, landscaping, engineering and other requirements of the City of Brampton and the Regional Municipality of Peel, including the payment of Regional and City development charges in accordance with their respective Development Charges By-laws for any additional floor area.
- c) The applicant shall agree to grant easements, as may be required for the installation of utilities and municipal services, to the appropriate authorities.
- d) The applicant shall provide an on-site litter pick-up service which shall clear litter from the site at least twice-weekly.

CARRIED

* G 5. **BILL 20 - THE LAND USE PLANNING AND PROTECTION ACT AND PROPOSED PROVINCIAL POLICY STATEMENTS** (File P02)

PB034-96 That the report from J. Marshall, Commissioner of Planning and Building and J. Corbett, Director, Planning and Development Services, dated February 14, 1996, to the Planning and Building Committee Meeting of February 19, 1996, re: **BILL 20 - THE LAND USE PLANNING AND PROTECTION ACT AND PROPOSED PROVINCIAL POLICY STATEMENTS** (File P02) be received; and

That the aforementioned report be forwarded to the Province of Ontario as Brampton's official submission on Bill 20 to the Standing Committee on Resources Development and as Brampton's response to the revised set of Provincial Policy Statements; and,

That the aforementioned report also be forwarded to the Region of Peel and Brampton's Members of Provincial Parliament for their consideration.

CARRIED

H. POLICY & RESEARCH REPORTS

H 1. **NORTHWEST SANDALWOOD SPECIAL STUDY AREA - DRAFT SECONDARY PLAN, SUPPLEMENTARY REPORT** (File P25SP2.1) (See Item D5).

Mr. Ron Webb, Davis, Webb and Schulze, appeared representing one of the owners (applicants), advised Committee that they are in support of staff's recommendations along with the proposed amendment for the units per gross area for the overall density north of Wanless Drive. Further, he stated that this matter has been going on for two years or more and they hope that Council will support the action recommended.

PLANNING AND BUILDING COMMITTEE - FEBRUARY 19, 1996

- 19 -

Ms. Joanne Vergunst, appeared representing both herself and other area residents, and provided Committee with a letter outlining their concerns. In addition, she advised Committee that in September, 1995 a petition signed by 56 area residents was submitted to Planning and Building Department staff. She thanked staff, and in particular, Carl Brawley for the efforts made to respond to the questions raised in their petition. However, she stated that residents still had several concerns/questions they wanted addressed. Most of these concerns/questions were addressed by staff at the meeting.

Mr. Jim Makela, R.R. #2, Brampton, appeared representing four residents of McLaughlin Road and provided a letter to Committee outlining their concerns. His questions/concerns were also addressed at the meeting.

Committee held a discussion and asked questions of staff.

The following was then introduced:

PB027-96
LOST

That the staff report re: **NORTHWEST SANDALWOOD SPECIAL STUDY AREA - DRAFT SECONDARY PLAN, SUPPLEMENTARY REPORT** (File P25SP2.1) be *deferred* to the next meeting of the Planning and Building Committee to be held on Monday, March 18, 1996 at 7:30 p.m.

LOST

The following was then introduced:

PB028-96

That the following delegations, to the Planning and Building Committee Meeting of February 19, 1996, be received:

1. Mr. R.K. Webb, Davis, Webb & Schulze
2. Ms. Joanne Vergunst, Area Resident
3. Mr. J. Makela, R.R. #2, Brampton; and

That the report of the Manager, Land Use Policy, dated February 14, 1996, to the Planning and Building Committee Meeting of February 19, 1996, re: **NORTHWEST SANDALWOOD SPECIAL STUDY AREA - DRAFT SECONDARY PLAN, SUPPLEMENTARY REPORT** (File P25SP2.1) be received; and

That a further public meeting with respect to the Proposed Secondary Plan is not required; and

That staff be directed to alter the Draft Secondary Plan in accordance with the changes noted in Section 5.0 of the above-noted report with the exception that the maximum overall density north of Wanless Drive be limited to 7.0 units per gross acre as initially proposed with a flexibility provision to permit a maximum south to north density gradation of 8.0 to 6.0 units per gross acre; and

That staff be directed to submit the appropriate Official Plan (Secondary Plan) Amendment for Council's consideration and adoption at the earliest feasible opportunity; and

PLANNING AND BUILDING COMMITTEE - FEBRUARY 19, 1996

- 20 -

That, in conjunction with the Official Plan Amendment, staff submit for passage a Zoning By-Law Amendment to place a holding category on those subject lands between Wanless Drive and Sandalwood Parkway that are zoned for industrial purposes.

CARRIED

I. BUILDING REPORTS

* I 1. **BUILDING PERMITS FOR THE MONTH OF JANUARY, 1996** (File A20).

PB035-96 That the report on **BUILDING PERMITS FOR THE MONTH OF JANUARY, 1996**, to the Planning and Building Committee Meeting of February 19, 1996, be received.

CARRIED

J. URBAN DESIGN & ZONING REPORTS - nil

K. HERITAGE BOARD MINUTES

* K 1. Minutes - **BRAMPTON HERITAGE BOARD** - October 19, 1995

PB036-96 That the Minutes of the **BRAMPTON HERITAGE BOARD** meeting of October 19, 1995 (File G33), to the Planning and Building Committee Meeting of February 19, 1996, be received; and

That the following recommendations be approved:

BH53-95 That the Agenda for the Brampton Heritage Board meeting of October 19, 1995, be approved as printed with the following additions and amendments:

8.0 CORRESPONDENCE:

8.17 Dianne Sutter, Redirection of correspondence RE: 34 Church Street West during her absence.

8.18 The Ontario Historical Society, Upcoming Promotional Events.

8.19 Regional Municipality of Peel, Notice of an Application for a Consent to create a new residential lot at 597 Bovaird Drive, Brampton.

8.20 Ontario Genealogical Society, Halton-Peel Branch, notice RE: Upcoming Promotional Events.

8.21 Halton Peel Arts Audience Development Project Questionnaire.

8.22 Mary Lou Evans, Ministry of Citizenship, Culture and Recreation, "A Report on the 1995 LACAC Profile Survey Results".

BH54-95 That the minutes of the Brampton Heritage Board meeting held July 20, 1995, be adopted as printed.

PLANNING AND BUILDING COMMITTEE - FEBRUARY 19, 1996

- 21 -

- BH55-95 “WHEREAS a vacancy now exists on the Brampton Heritage Board,” and
- “WHEREAS the Board considers Mr. Michael Seaman, presently an ex-officio member of the Board, to be a candidate to fill said vacancy,”
- “BE IT RESOLVED THAT the City’s policy regarding the procedure whereby, “all citizen vacancies on the various Boards, Commissions, Committees, etc. be advertised once a week for two consecutive weeks in both local news media, at least 60 days prior to the effective date of appointment, be waived,” and
- THAT Mr. Michael Seaman be appointed to fill said vacancy.”
- BH56-95 That the 1995 Region of Peel Heritage Conference hosted by the Brampton Heritage Board be held over to correspond with Heritage Week in February 1996, and
- That the \$3,000.00 budgeted in 1995 for this event also be carried over to 1996 to cover the cost of hosting this event, and
- That Bovaird House be considered as the venue for the Conference.
- BH57-95 That the Brampton Heritage Board send letters to property owners on the designation list asking for their comments and a brief history of the property, stating that the Heritage Board is interested in the history of the building as well as the building itself.
- BH58-95 That the money left in the 1995 Budget be carried forward to be added to the 1996 Budget.
- BH59-95 That the correspondence to the Brampton Heritage Board at its meeting of October 19, 1995, be received as listed; and,
- That the Brampton Heritage Board renew their subscription to CenturyHome at a cost of \$44.95 representing 16 issues (a two year subscription) for the 1996-1997 calendar years to be drawn on Account No. 1.157.00.211.00000.
- CARRIED
- * K 2. Minutes - **BRAMPTON HERITAGE BOARD** - January 18, 1996
- PB037-96 That the Minutes of the **BRAMPTON HERITAGE BOARD** meeting of January 18, 1996 (File G33), to the Planning and Building Committee Meeting of February 19, 1996, be received; and
- That the following recommendations be approved:**
- BH01-96 That the Agenda for the Brampton Heritage Board meeting of January 18, 1996, be approved as printed with the following additions and amendments:
- 4.3 Heritage Week Discussion
- 5.6 Humber Watershed Strategy
- 6.8 Korea Veterans Wall of Remembrance
- 6.9 Huttonville
- 6.10 Agricultural Museum & Steam Engine
- 6.11 Heritage Board 20th Anniversary

PLANNING AND BUILDING COMMITTEE - FEBRUARY 19, 1996

- 22 -

- BH02-96 That the minutes of the Brampton Heritage Board meeting held October 19, 1995, be adopted as printed.
- BH03-96 That the following designation proposals be deferred to the next meeting of the Brampton Heritage Board:
- Snelgrove Baptist Church - 12061 Hurontario Street
- BH04-96 That the designated property grants list be kept on the agenda with the understanding that funds are not available until the designated property grant program is re-instated by the Provincial Government.
- BH05-96 That the report dated January 12, 1995 from Michael Seaman, re: Interpretive Plaques for Heritage Conservation Districts in Markham be received.
- BH06-96 That further discussion of the application submitted by Kaneff for the Streetsville Glen Golf Club property be deferred to the next meeting of the Heritage Board, when more information will be available.
- BH07-96 That the item of notification to property owners be deferred to the next meeting.
- BH08-96 That funding of the Heritage Foundation be deferred to the next meeting.
- BH09-96 That the resignation of Iris S. MacLean be received and accepted and;
- That the replacement of the chairperson be deferred to the next meeting and;
- That R. Crouch chair the next meeting.
- BH10-96 That the memo from K. Zammit, Deputy Clerk, dated December 14, 1995, re: Protection of Funds - Brampton Heritage Board be received.
- BH11-96 That the memo from K. MacCollum, Recording Secretary, dated December 14, 1995, re: Processing of Minutes of Meeting be received and;
- That the chair be empowered to approve the minutes of the meeting to remove the delay in final approval of the minutes by Council.
- BH12-96 That the memo from Iris MacLean, Chairperson, Dated January 1, 1996, re: Heritage Conference 1996, be received.
- BH13-96 That the correspondence from Valerie Orr, re: The Korea Veterans Wall of Remembrance be received and that the Brampton Heritage Board support the designation of the wall as a National Resource.
- BH14-96 That the minutes of past council meetings be checked to determine whether or not the Haggert Steam Engine was sold/donated to the Agricultural Museum and;
- That City Councillor Hunter pursue the return of the Haggert Steam Engine to Brampton.

PLANNING AND BUILDING COMMITTEE - FEBRUARY 19, 1996

- 23 -

BH15-96 That the correspondence from M. Seaman re: Heritage Markham 20th Anniversary Celebrations be received.

BH16-96 That the correspondence to the Brampton Heritage Board at its meeting of January 18, 1996, be received as listed and;

 That the statement of Account from R. Crouch, Prouse Dash & Crouch, dated November 20, 1995, re: Heritage Board/Churchville Heritage Committee be paid.

CARRIED

L. CLOSED MEETING - nil

M. ADJOURNMENT

PB038-96 That the Planning and Building Committee do now adjourn to meet again on Monday, March 18, 1996, at 7:30 p.m., or at the call of the Chairman.

CARRIED

The meeting adjourned at 11:16 p.m.

PLANNING AND BUILDING COMMITTEE

MINUTES - MARCH 18, 1996

The Planning and Building Committee met this date at 7:35 p.m. in the Council Chambers.

MEMBERS PRESENT: Regional Councillor P. Palleschi (Chair)
Mayor Peter Robertson
Regional Councillor L. Bissell
Regional Councillor S. Fennell
City Councillor R. Hunter
City Councillor B. Linton
City Councillor M. Moore
City Councillor J. Hutton
City Councillor B. Cowie
City Councillor P. Richards
City Councillor D. Metzack
City Councillor J. Sprovieri
City Councillor S. Hames

MEMBERS ABESENT: Regional Councillor R. Begley (Vacation)
Regional Councillor G. Miles (Vacation)
City Councillor L. Jeffrey (Vacation)
City Councillor G. Gibson (Vice Chair) (Vacation)

STAFF PRESENT: J. Marshall, Commissioner of Planning and Building
J. Corbett, Director, Development Services
B. Winterhalt, Director of Planning Policy and Research
C. Brawley, Manager, Land Use, Policy & Research
K. Ash, Development Planner
K. Walsh, Director, Facility Development & Property Mgt., Comm. Servs.
R. Bino, Manager, Development Services, Works & Transportation
J. Metras, Commissioner of Legal Services and City Solicitor
L. Mikulich, City Clerk
T. Brenton, Clerks Assistant Jr.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommen- dation	
A.	PB039-96	APPROVAL OF AGENDA
D 1.	PB053-96	Delegation - Mr. Jack Gorrie, Paragon Engineering Limited, re: FLETCHERS CREEK SUBWATERSHED MANAGEMENT STUDY (File G23).
D 2.	PB040-96	Delegations re: FIRST GULF BUSINESS PARK INC. - APPLICATION TO AMEND THE OFFICIAL PLAN - WARD 3 (File T2E15.5).

PLANNING AND BUILDING COMMITTEE - MARCH 18, 1996

- 2 -

D 3.	PB048-96	Delegation - Mr. Michael Seaman, Chair, Brampton Heritage Board, re: SAVING A BRAMPTON LANDMARK - THE BRAMPTON C.P.R. STATION (File G20/G33).
D 4.	PB054-96	Delegation - Mrs. Janet Cottrelle, Brampton, re: AIRPORT ROAD/NORTH PARK DRIVE SPECIAL STUDY AREA STATUS REPORT, CHRYSLER REVIEW OF PHASE I - TECHNICAL COMPONENT STUDIES (File P25/S13.1).
E 1.	PB055-96	AGRICULTURAL LAND USE PERMISSIONS IN INDUSTRIAL ZONES (File P10).
E 2.	PB056-96	WOODBIDGE FARMERS COMPANY LIMITED - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 9 (File T5E15.19).
E 3.	PB057-96	F.J. REINDERS AND ASSOCIATES (MR. P. TUCCIARONE) - APPLICATION TO AMEND THE ZONING BY-LAW - WARD 5 (File C1W7.47).
F 1.	PB040-96	FIRST GULF BUSINESS PARK INC. - APPLICATION TO AMEND THE OFFICIAL PLAN - WARD 3 (File T2E15.5).
F 2.	PB040-96	Correspondence - Mr. Tyrrell A. Clark, Tannahill, Lockhart, Clark & Langlois, Barristers & Solicitors, Brampton, re: FIRST GULF BUSINESS PARK INC. - APPLICATION TO AMEND THE OFFICIAL PLAN - WARD 3 (File T2E15.5).
G 1.	PB042-96	REPORT FROM MANAGEMENT & THE PLANNING AND ECONOMIC DEVELOPMENT TEAM
G 2.	PB043-96	CANADIAN TIRE CORPORATION LTD. - APPLICATION TO AMEND THE ZONING BY-LAW - WARD 10 (File C7E2.10).
G 3.	PB044-96	BRAMPTON PENTECOSTAL CHURCH INC. - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 10 (File C8E6.4).
G 4.	PB058-96	LDASK MBC CORPORATION (KORETZ ESTATES) - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW (File C1W10.7).
G 5.	PB041-96	IAN JOHNSON ARCHITECT INC. - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 6 (File C4W5.4).
G 6.	PB045-96	IMPERIAL OIL LIMITED - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- WARD 6 (File C4W1.2).
G 7.	PB046-96	WESTON LARKIN INC. - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- WARD 10 (File T8E14.6).
H 1.	PB059-96	MANAGEMENT TEAM PLANNING PROJECT PRIORITIES STATUS REPORT (File P05GE).

PLANNING AND BUILDING COMMITTEE - MARCH 18, 1996

- 3 -

- H 2. PB054-96 **AIRPORT ROAD/NORTH PARK DRIVE SPECIAL STUDY AREA STATUS REPORT, CHRYSLER REVIEW OF PHASE I - TECHNICAL COMPONENT STUDIES** (File P25/S13.1).
- H 3. PB060-96 **MARCH 7, 1996, REGION OF PEEL OFFICIAL PLAN - CITY OF BRAMPTON COMMENTS/CONSISTENCY WITH CITY OF BRAMPTON OFFICIAL PLAN** (File P25).
- H 4. PB053-96 **FLETCHERS CREEK SUBWATERSHED MANAGEMENT STUDY** (File P25/SP043).
- I 1. PB047-96 **BUILDING PERMITS FOR THE MONTH OF FEBRUARY, 1996** (File A20).
- J 1. PB061-96 **WASTE PROCESSING AND RECYCLING OPERATIONS** (File W45).
- K 1. PB049-96
PB050-96
PB051-96
PB052-96 **QUEEN STREET CORRIDOR SECONDARY PLAN** (File P25.S).
- L 1. PB062-96 Minutes - **BRAMPTON HERITAGE BOARD** - February 15, 1996
- L 2. PB048-96 **SAVING A BRAMPTON LANDMARK - THE BRAMPTON C.P.R. STATION** (File G20/G33).
- M 1. PB040-96 Correspondence re: **FIRST GULF BUSINESS PARK INC. - APPLICATION TO AMEND THE OFFICIAL PLAN - WARD 3** (File T2E15.5).
- M 2. PB063-96 Correspondence - Mr. P.D. Lauwers, Miller Thomson, Solicitor for Petro-Canada, re: **PETRO CANADA - REQUEST TO FORWARD AMENDMENT TO APPROVAL AUTHORITY (OMB)** (File C1E18.8).
- M 3. PB041-96 Correspondence - Mr. A.D. MacMillan, President, Rotary Club of Brampton, re: **IAN JOHNSON ARCHITECT INC. - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 6** (File C4W5.4).
- M 4. PB048-96 Correspondence - Ms. M. Williams, Ex-officio Member, Brampton Heritage Board, re: **SAVING A BRAMPTON LANDMARK - THE BRAMPTON C.P.R. STATION** (File G20/G33).
- O. PB064-96 **ADJOURNMENT**

CHAIR - REGIONAL COUNCILLOR PALLESCHI

PLANNING AND BUILDING COMMITTEE - MARCH 18, 1996

- 4 -

7:35 p.m. Call to Order

Members: Regional Councillor P. Palleschi (Chair)
Mayor Peter Robertson
Regional Councillor S. Fennell
Regional Councillor L. Bissell*
City Councillor R. Hunter
City Councillor B. Linton
City Councillor M. Moore
City Councillor J. Hutton
City Councillor B. Cowie
City Councillor P. Richards
City Councillor D. Metzak
City Councillor J. Sprovieri
City Councillor S. Hames

A. APPROVAL OF AGENDA

- PB039-96 That the Agenda for the Planning and Building Committee meeting of March 18, 1996, be approved as amended, to add:
- D 3. Delegation - Mr. Michael Seaman, Chair, Brampton Heritage Board, re: **SAVING A BRAMPTON LANDMARK - THE BRAMPTON C.P.R. STATION** (File G20/G33) (See Items L2, M4).
- D 4. Delegation - Mrs. Janet Cottrelle, Brampton, re: **AIRPORT ROAD/NORTH PARK DRIVE SPECIAL STUDY AREA STATUS REPORT, CHRYSLER REVIEW OF PHASE I - TECHNICAL COMPONENT STUDIES** (File P25/S13.1) (See Item H2).
- M 1. Correspondence requesting deferral of **FIRST GULF BUSINESS PARK INC. - APPLICATION TO AMEND THE OFFICIAL PLAN - WARD 3** (File T2E15.5) to the April 15, 1996 Planning and Building Committee Meeting (See Items D2, F1, F2):
1. Mr. H. Matthews, Great Gulf Group of Companies
 2. Mr. R. K. Webb, Davis, Webb & Schulze
 3. Mr. R. Hendren, Marod Holdings
 4. Mr. B. Nutbrown, The Brampton Board of Trade
 5. Ms. S. DiMarco, Brampton Downtown Business Assn.
 6. Mr. B. Kanellopoulos, Clark West Plaza
 7. Mr. B. Kanellopoulos, Kanellopoulos Investments Limited
 8. Mr. P.H. Mandell, Solicitor
 9. Mr. T. Ghinis, Mr. Submarine, 584572 Ontario Ltd.
-

* Arrived at 7:43 p.m.

PLANNING AND BUILDING COMMITTEE - MARCH 18, 1996

- 5 -

- M 2. Correspondence from Mr. P.D. Lauwers, Miller Thomson, Solicitor for Petro-Canada, dated March 14, 1996, re: **PETRO CANADA - REQUEST TO FORWARD AMENDMENT TO APPROVAL AUTHORITY (OMB)** (File C1E18.8).
- M 3. Correspondence from Mr. A.D. MacMillan, President, Rotary Club of Brampton, dated March 18, 1996, requesting deferral of **IAN JOHNSON ARCHITECT INC. - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 6** (File C4W5.4) to the April 15, 1996 Planning and Building Committee Meeting (See Item G5).
- M 4. Correspondence from Ms. M. Williams, Ex-officio Member, Brampton Heritage Board, dated March 18, 1996, re: **SAVING A BRAMPTON LANDMARK - THE BRAMPTON C.P.R. STATION** (File G20/G33) (See Items D3, L2).

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

- * The items marked with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

G1, G2, G3, G6, G7, I1

D. DELEGATIONS

- D 1. Delegation (***See Item H4 - Recommendation PB053-96***) - Mr. Jack Gorrie, Paragon Engineering Limited, re: **FLETCHERS CREEK SUBWATERSHED MANAGEMENT STUDY** (File G23) (See Item H4).
- D 2. Delegations (***See Item F1 - Recommendation PB040-96***) re: **FIRST GULF BUSINESS PARK INC. - APPLICATION TO AMEND THE OFFICIAL PLAN - WARD 3** (File T2E15.5):
1. Mr. H. Matthews, Great Gulf Group of Companies
 2. Ms. E. Halpenny, Great Gulf Group of Companies
 3. Mr. R.K. Webb, Davis, Webb & Schulze
 4. Mr. J. Cutruzzola, Inzola Group Inc.
 5. Mr. B. Kanellopoulos, Inzola Group Inc.
 6. Mr. C. Moon, City Core Partnership
 7. Mr. J. Harley, City Core Partnership
 8. Ms. S. DiMarco, Brampton Downtown Business Association
- D 3. Delegation (***See Item L2 - Recommendation PB048-96***) Mr. Michael Seaman, Chair, Brampton Heritage Board, re: **SAVING A BRAMPTON LANDMARK - THE BRAMPTON C.P.R. STATION** (File G20/G33).

PLANNING AND BUILDING COMMITTEE - MARCH 18, 1996

- 6 -

- D 4. Delegation (*See Item H2 - Recommendation PB054-96*) Mrs. Janet Cottrelle, Brampton, re: **AIRPORT ROAD/NORTH PARK DRIVE SPECIAL STUDY AREA STATUS REPORT, CHRYSLER REVIEW OF PHASE I - TECHNICAL COMPONENT STUDIES** (File P25/S13.1).

E. **PUBLIC MEETING REPORTS**

- E 1. Report from J. Corbett, Director, Development Services, dated March 8, 1996, re: **AGRICULTURAL LAND USE PERMISSIONS IN INDUSTRIAL ZONES** (File P10).

Committee asked staff about extending the temporary agricultural land use permission to commercial lands; and how landowners would know about designations affecting their land. In response to these questions, Mr. Corbett, Director, Development Services, advised that commercial lands located within industrial areas will be covered, but free-standing commercial sites near residential areas, or those located along Queen Street, for example, will not. And that, nothing has changed - where active farming has not ceased, it is still legal. And that this is just a stop-gap measure until changes are made to the Assessment Act.

- PB055-96 That the report from J. Corbett, Director, Development Services, dated March 8, 1996, to the Planning and Building Committee Meeting of March 18, 1996, re: **AGRICULTURAL LAND USE PERMISSIONS IN INDUSTRIAL ZONES** (File P10) be received; and

That staff be directed to prepare an amendment to the City's Official Plan to permit agricultural uses in predominately industrially designated areas through the application of temporary use by-laws on a site specific basis subject to the following criteria:

1. Permitted agricultural operation shall not include livestock operations; and
2. A minimum area of 2 acres shall be required for agricultural uses; and
3. The nature of the proposed agricultural use shall not adversely affect the development of the surrounding area for proposed industrial uses; and
4. No buildings or structures shall be permitted (beyond those existing on the site) in conjunction with agricultural activities; and
5. The temporary agricultural use will not adversely affect surrounding uses in terms of odour, dust or other environmental impacts; and

That staff be directed to prepare the appropriate documents for the consideration of City Council.

CARRIED

Note: Item number 2 of PB055-96 was amended in Open Council, March 25, 1996, to delete the word "lot".

See Council Resolutions C106-96, C107-96, C108-96, C109-96 and C110-96, March 25, 1996.

PLANNING AND BUILDING COMMITTEE - MARCH 18, 1996

- 7 -

- E 2. Report from A. Rezoski, Development Planner, dated March 8, 1996, re: **WOODBIDGE FARMERS COMPANY LIMITED - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 9** (File T5E15.19).

Questions were asked of staff and then the following direction was given:

Direction was given that staff outline the benefits of rezoning of this piece of property: what was paid in the past and what the City will be gaining now in real tax dollars.

- PB056-96 That the report from A. Rezoski, Development Planner, dated March 8, 1996, to the Planning and Building Committee Meeting of March 18, 1996, re: **WOODBIDGE FARMERS COMPANY LIMITED - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 9** (File T5E15.19) be received; and

That the application be approved subject to the conditions by City Council at its meeting of February 26, 1996 (outlined in Appendix B of the aforementioned report); and

That staff be directed to prepare the appropriate documents for the consideration of City Council.

CARRIED

- E 3. Report from P. Snape, Development Planner, dated March 12, 1996, re: **F.J. REINDERS AND ASSOCIATES (MR. P. TUCCARONE) - APPLICATION TO AMEND THE ZONING BY-LAW - WARD 5** (File C1W7.47).

- PB057-96 That the report from P. Snape, Development Planner, dated March 12, 1996, to the Planning and Building Committee Meeting of March 18, 1996, re: **F.J. REINDERS AND ASSOCIATES (MR. P. TUCCARONE) - APPLICATION TO AMEND THE ZONING BY-LAW - WARD 5** (File C1W7.47) be received; and

That the application be approved subject to the conditions approved by City Council at its meeting of February 26, 1996 (outlined in Appendix B of the aforementioned report) with the addition of the following condition:

“2.0 (e) The site development and landscaping and fencing plans shall show a residential scale decorative fence along a portion of the south boundary of the front yard, with an appropriate sign attached, for the purpose of discouraging patrons of the proposed flower shop from entering or exiting the site via Main Street.”; and

That staff be directed to prepare the appropriate documents for the consideration of City Council.

CARRIED

F. DEFERRED/REFERRED ITEMS

- F 1. Report from K. Ash, Development Planner, dated February 13, 1996, re: **FIRST GULF BUSINESS PARK INC. - APPLICATION TO AMEND THE OFFICIAL PLAN - WARD 3** (File T2E15.5) (See Items D2, F2, M1).

PLANNING AND BUILDING COMMITTEE - MARCH 18, 1996

- 8 -

PB040-96 That the report from K. Ash, Development Planner, dated February 13, 1996, to the Planning and Building Committee Meeting of March 18, 1996, re: **FIRST GULF BUSINESS PARK INC. - APPLICATION TO AMEND THE OFFICIAL PLAN - WARD 3** (File T2E15.5) be *deferred* to the April 15, 1996 Planning and Building Committee Meeting; and

That the following delegations re: **FIRST GULF BUSINESS PARK INC. - APPLICATION TO AMEND THE OFFICIAL PLAN - WARD 3** (File T2E15.5) be *deferred* to the April 15, 1996 Planning and Building Committee Meeting:

1. Mr. H. Matthews, Great Gulf Group of Companies
2. Ms. E. Halpenny, Great Gulf Group of Companies
3. Mr. R.K. Webb, Davis, Webb & Schulze
4. Mr. J. Cutruzzola, Inzola Group Inc.
5. Mr. B. Kanellopoulos, Inzola Group Inc.
6. Mr. C. Moon, City Core Partnership
7. Mr. J. Harley, City Core Partnership
8. Ms. S. DiMarco, Brampton Downtown Business Association; and

That the correspondence from Mr. Tyrrell A. Clark, Tannahill, Lockhart, Clark & Langlois, Barristers & Solicitors, Brampton, dated March 6, 1996, to the Planning and Building Committee Meeting of March 18, 1996, re: **FIRST GULF BUSINESS PARK INC. - APPLICATION TO AMEND THE OFFICIAL PLAN - WARD 3** (File T2E15.5) be *deferred* to the April 15, 1996 Planning and Building Committee Meeting; and

That the following correspondence, to the Planning and Building Committee Meeting of March 18, 1996, requesting deferral of **FIRST GULF BUSINESS PARK INC. - APPLICATION TO AMEND THE OFFICIAL PLAN - WARD 3** (File T2E15.5), to the April 15, 1996 Planning and Building Committee Meeting, be received as this item will be dealt with at the April 15, 1996 Meeting:

1. Mr. H. Matthews, Great Gulf Group of Companies
2. Mr. R. K. Webb, Davis, Webb & Schulze
3. Mr. R. Hendren, Marod Holdings
4. Mr. B. Nutbrown, The Brampton Board of Trade
5. Ms. S. DiMarco, Brampton Downtown Business Assn.
6. Mr. B. Kanellopoulos, Clark West Plaza
7. Mr. B. Kanellopoulos, Kanellopoulos Investments Limited
8. Mr. P.H. Mandell, Solicitor
9. Mr. T. Ghinis, Mr. Submarine, 584572 Ontario Ltd; and

That the deferral fees be waived.

CARRIED

- F 2. Correspondence (*See Item F1 - Recommendation PB040-96*) from Mr. Tyrrell A. Clark, Tannahill, Lockhart, Clark & Langlois, Barristers & Solicitors, Brampton, dated March 6, 1996, re: **FIRST GULF BUSINESS PARK INC. - APPLICATION TO AMEND THE OFFICIAL PLAN - WARD 3** (File T2E15.5).

PLANNING AND BUILDING COMMITTEE - MARCH 18, 1996

- 9 -

G. DEVELOPMENT SERVICES REPORTS

- * G 1. Report from Management & The Planning and Economic Development Team

PB042-96 That the report from Management & The Planning and Economic Development Team, to the Planning and Building Committee Meeting of March 18, 1996, be received.

CARRIED

- * G 2. Report from R.W. Nykyforchyn, Development Planner, dated March 4, 1996, re: **CANADIAN TIRE CORPORATION LTD. - APPLICATION TO AMEND THE ZONING BY-LAW - WARD 10** (File C7E2.10).

PB043-96 That the report from R.W. Nykyforchyn, Development Planner, dated March 4, 1996, to the Planning and Building Committee Meeting of March 18, 1996, re: **CANADIAN TIRE CORPORATION LTD. - APPLICATION TO AMEND THE ZONING BY-LAW - WARD 10** (File C7E2.10) be received; and

That a Public Meeting be held in accordance with City Council procedures; and

Subject to the results of the Public Meeting, staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following condition:

1. The amending zoning by-law shall include the parking/storage of truck/train transport containers, including motor vehicle repair as an accessory use, to the M4 uses currently permitted. The requirements and restrictions in the by-law shall limit the maximum height of all parking /storage vehicles or transport containers to 3.0 metres, except for that portion of the site located a minimum distance of 400 metres from Goreway Drive and 200 metres from Intermodal Drive which all permit a maximum height of 6.0 metres.

CARRIED

- * G 3. Report from R.W. Nykyforchyn, Development Planner, dated February 26, 1996, re: **BRAMPTON PENTECOSTAL CHURCH INC. - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 10** (File C8E6.4).

PB044-96 That the report from R.W. Nykyforchyn, Development Planner, dated February 26, 1996, to the Planning and Building Committee Meeting of March 18, 1996, re: **BRAMPTON PENTECOSTAL CHURCH INC. - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 10** (File C8E6.4) be received; and

A. That a Public Meeting be held in accordance with City Council procedures; and

B. That, subject to the results of the public meeting, staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

1. The Official Plan Amendment shall amend the Goreway Drive Corridor Secondary Plan to reconfigure the land use boundaries on the subject lands (as shown on Map 6 in this report), and shall delete the specific setback requirement to the lands designated Open Space.
2. Prior to the enactment of the amending zoning by-law:
 - (a) the Ministry of Natural resources shall provide written confirmation that they concur with the proposed development, and provide any relevant conditions of approval on the same.
 - (b) the applicant shall submit a revised noise study, to the satisfaction of the City.
3. The site specific zoning by-law shall contain the following provisions:
 - (a) The second and third phase of the residential component (shown in Map 3 of the aforementioned report) shall be placed in a holding zone and shall not be removed until:
 - (i) approximately 75 per cent of the units located within these phases have been occupied; and,
 - (ii) the owner has submitted documentation satisfactory to the Council of the City of Brampton which demonstrates that:
 - (A) the need for the next phase is justified;
 - (B) essential services and facilities to serve the existing residential phase(s) including a private transit service integrated with the City's transit system, have been provided and will be expanded to meet the needs of the next residential phase;
 - (C) the impact of the existing residential component(s) on public community services including traffic impact on the surrounding road network is minimal; and,
 - (D) the continued use of the rental parking standards for the residential component is appropriate through the submission of a parking demand analysis of earlier phase(s);
 - (iii) an occupancy characteristics study of the first residential phase has been prepared to the satisfaction of the City.

- (iv) until the holding (H) symbol is removed, these lands shall only be used for those purposes permitted in the OS zone, subject to the requirements and restrictions of the OS zone;
- (b) The southerly 91.0 metres of the residential component (shown on MAP 3 of this report), designated Medium-High and High Density Residential shall be placed in a holding zone which shall not be removed until the re-alignment of Goreway Drive has been approved by City Council, and the owner has demonstrated that the abutting residential property to the south and west can be developed in a comprehensive manner. Until the holding (H) symbol is removed, these lands shall only be used for those purposes permitted in the OS zone, subject to the requirements and restrictions of the OS zone;
- (c) The southerly 80.0 metres of the institutional component shall be placed in a holding zone and shall not be removed until the re-alignment of Goreway Drive has been approved by City Council. Until the holding (H) symbol is removed, these lands shall only be used for those purposes permitted in the OS zone and a parking lot, subject to the requirements and restrictions of the OS zone;
- (d) the site shall only be used for the following purposes:
 - (i) Residential Component:
 - 1. a multiple family dwelling;
 - 2. an apartment dwelling; and,
 - 3. purposes accessory to other permitted purposes.
 - (ii) Institutional Component:
 - 1. a religious institution;
 - 2. a conference centre with lodging facility;
 - 3. a retirement/nursing home;
 - 4. a day nursery; and,
 - 5. purposes accessory to other permitted purposes, including two residential dwelling units for a pastor and caretaker.
 - (iii) Commercial Component:
 - 1. purposes permitted in a C1 zone.
 - (iv) Open Space Component;
 - 1. purposes permitted in an OS zone.

- (e) the size, location, number of dwelling units, coverage, height, floor space index, landscaped open space as proposed, shall be permitted with the exception of the following requirements:
 - (i) restrictions on the maximum number of bedrooms per dwelling unit to 2;
 - (ii) restrictions on the maximum floor area per dwelling unit for:
 - (1) a bachelor dwelling unit - 45.0 square metres;
 - (2) a one (1) bedroom dwelling unit - 65.0 square metres;
 - (3) a two (2) bedroom dwelling unit - 122.0 square metres;
 - (iii) minimum landscaped areas of 15.0 metres wide along the southerly property limit, and 6.0 metres wide along the north and west property limits;
 - (iv) parking be provided in accordance with the general provisions of By-law 56-83, as amended, with the exception of residential component in which case parking shall be provided in accordance with the City's standard rental apartment and rental multiple family parking provisions;
 - (v) no building or structure, including underground parking garages, shall be located closer than 10.0 or 7.5 metres to valleyland or table lands zoned OS, respectively;
 - (vi) no residential dwelling unit shall be located closer than 11.0 metres to Goreway Drive;
 - (f) the residential, institutional, commercial and open space components shall be subject to the requirements and restrictions relating to the R4A, I1, C1 and OS zone, respectively, and all the general provisions of Zoning By-law 56-83 which are not in conflict with those set out above.
3. Prior to the enactment of the amending zoning by-law, the owner shall enter into a development agreement, satisfactory with the City and the Region, which shall contain the following provisions:

- (a) Prior to the issuance of a building permit, a site development plan, an access plan, a landscape and fencing plan, elevation cross section drawings, a grading and drainage plan, a fire protection plan, and an engineering and servicing plan shall be approved by the City and the appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process.
- (b) The owner shall agree to pay all applicable City, Regional and Education development charges in accordance with their respective Development Charges By-laws.
- (c) The owner shall pay cash-in-lieu of parkland for the residential and commercial components in accordance with City policy.
- (d) The approved site development plan and/or landscaping plan shall show landscaped open space areas having a minimum width of 6.0 metres along the north and west limit of the site and 15 metres along the southerly property limit and the latter landscaped open space area shall contain a berm having a minimum height of 1.8 metres. The site development plan and/or access plan shall provide two access locations to the site during all phases of the development. In addition, the site development plan shall show the outside amenity areas for the residential dwellings and the boundaries of the individual condominium corporations.
- (e) The owner shall agree to provide on-site exterior recreational amenity space for the residential component, and which shall not contain features oriented towards children.
- (f) The owner shall agree that all lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and properties.
- (g) The owner shall agree that the underground garage shall be designed to take landscape loads and provide a soil depth of 1.2 metres for conventional landscaping treatments.
- (h) The owner shall agree to display in the sales/rental office, the Goreway Drive Corridor Secondary Plan and the Airport Road/Highway Number 7 Business Centre Secondary Plan with the residential component of the subject lands outlined.
- (i) The owner shall agree to supply a minimum of 25 per cent of the dwelling units as affordable housing in accordance with the Provincial Policy Statement on Housing.

PLANNING AND BUILDING COMMITTEE - MARCH 18, 1996

- 14 -

- (j) The owner shall agree that all addresses shall be established by the City Street Numbering Committee and shall agree to address all dwelling units in accordance with those established by the Committee.
- (k) Prior to site plan approval, the owner shall convey to the City, a 0.3 metre reserve along the east side of Goreway Drive, where it abuts the subject property, except at approved driveway locations.
- (m) Prior to site plan approval, the owner shall convey to the City, a 3.0 metre road widening along the east side of Goreway Drive.
- (n) Prior to site plan approval, the owner shall gratuitously convey to the Metropolitan Toronto and Region Conservation Authority, all lands on the subject site zoned Open Space (OS).
- (o) Prior to site plan approval, the owner shall submit a storm water management report for the review and approval of the City and the Metropolitan Toronto and Region Conservation Authority.
- (p) Prior to the issuance of a building permit, the owner shall obtain all necessary permits from the Metropolitan Toronto and Region Conservation Authority pursuant to Ontario Regulation 158.
- (q) Prior to site plan approval, the owner shall make arrangements, satisfactory to the Metropolitan Toronto and Region Conservation Authority, to erect fencing along all property limits where the subject lands abut an Open Space zone.
- (r) Prior to the issuance of a building permit, the owner shall make arrangements, satisfactory to the City's Community Services Department, Fire and Emergency Division, to provide watermain and hydrants capable to protect the property from a fire fighting perspective.
- (s) Prior to the issuance of a building permit, the owner shall make arrangements satisfactory to the City's Chief Building Official to submit and secure approval of a full geotechnical report.
- (t) The applicant shall agree to provide appropriate support services for the development such as refuse pick up, recreational facilities, etc., including a private transit system to service the subject lands. The applicant will be responsible for developing the private transit system in conjunction with the City's public transit system, to the satisfaction of the Commissioner of Works and Transportation, and said arrangements shall be finalized prior to the issuance of a building permit.

PLANNING AND BUILDING COMMITTEE - MARCH 18, 1996

- 15 -

- (u) The applicant shall agree to provide private transportation for any students of the public and separate education systems living within Special Policy Area 2 as designated on Schedule G of Official Plan Amendment Number 251. The applicant will be responsible for private transportation of students to a designated destination point, at a location acceptable to the respective school boards, and said arrangements will be finalized prior to the issuance of a building permit.
- (v) Prior to the issuance of a building permit, the owner shall make arrangements satisfactory to the Region of Peel and the City to provide full services to the site. With respect to the provision of water services, external easements will be required and the installation of the watermain will be at the sole cost of the owner.
- (w) The applicant shall agree to implement any special requirements recommended by the revised noise study as approved by the City, to the satisfaction of the City.
- (x) The applicant shall convey to the City, when required by the City, any portion of the site located within Special Policy Area 1 as designated on Schedule G of Official Plan Amendment Number 251 required to facilitate the realignment of Goreway Drive, by deed and free and clear of all encumbrances, to the satisfaction of the City.
- (y) The applicant shall agree to comply with the height restrictions pertaining to Lester B. Pearson International Airport Zoning Regulations, to the satisfaction of Transport Canada.
- (z) Prior to the issuance of a building permit, any grading on the site or any institutional use of the site, the applicant shall deposit with the Region, one letter of credit, in the amount of \$20,000 for the subject lands. This letter shall serve as protection for the private wells in the area. If the private wells in the area deteriorate due to servicing of the lands, the applicant shall provide temporary water supply to the affected residents upon notice by the Region. If the quantity and quality of the water in the existing wells is not restored to their original conditions within one month after first identification of the problem the applicant shall provide a permanent water service connection from the existing watermain to the well systems.

C. City Council confirm that the 620 unit residential development proposed by the Brampton Pentecostal Church Inc.:

- (1) is a residential infilling of a small site which has merit for the City;

CARRIED

PLANNING AND BUILDING COMMITTEE - MARCH 18, 1996

- 16 -

- G 4. Report from K. Ash, Development Planner, dated March 4, 1996, re: **LDASK MBC CORPORATION (KORETZ ESTATES) - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW** (File C1W10.7).
- PB058-96 That the Report from K. Ash, Development Planner, dated March 4, 1996, to the Planning and Building Committee Meeting of March 18, 1996, re: **LDASK MBC CORPORATION (KORETZ ESTATES) - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW** (File C1W10.7) be received; and
- A. That the applicant shall submit a revised concept site plan to the satisfaction of the Commissioner of Planning and Building prior to a Public Meeting;
- B. That a Public Meeting be held in accordance with City Council procedures;
- C. That, subject to the results of the Public Meeting, staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:
1. That the 1984 Official Plan and the secondary plan be amended to permit the retail and office uses.
 2. Prior to the enactment of the zoning by-law, outstanding comments from the Ministry of Transportation shall be received and arrangements shall be made to the satisfaction of the Ministry to address any concerns or requirements.
 3. The site specific zoning by-law shall contain the following:
 - a) shall only be used for the following purposes:
 - (1) an office;
 - (2) a health centre;
 - (3) a community club;
 - (4) a parking lot;
 - (5) a custom workshop;
 - (6) a printing or copying establishment;
 - (7) a bank, trust company, finance company;
 - (8) a hotel or motel;
 - (9) a banquet hall;
 - (10) a motor vehicle or boat sales, rental, leasing or service establishment, a motor vehicle repair shop, and a motor vehicle or boat parts and accessories sales establishment;
 - (11) only in conjunction with a motor vehicle sales, rental, leasing or service establishment, a motor vehicle body shop;
 - (12) a dining room restaurant, a take out restaurant, a drive-in restaurant, a standard restaurant or fast food restaurant;

- (13) a garden centre sales establishment;
- (14) a gas bar;
- (15) an automobile service station;
- (16) a motor vehicle washing establishment;
- (17) a retail establishment having no outside storage;
- (18) a convenience store;
- (19) a personal service shop;
- (20) a dry cleaning and laundry distribution station; and,
- (21) purposes accessory to the other permitted purposes.

b) shall be subject to the following requirements and restrictions:

- (1) minimum setback from Hurontario Street - 10 metres;
- (2) minimum setback from Highway Number 7 - 14 metres;
- (3) minimum setback from Gillingham Drive - 16 metres except that where the land abuts a R1C - Section 376 zone or a R1D - Section 377 zone, the minimum setback shall be 20 metres;
- (4) for those purposes permitted in (8) to (16) inclusive, the minimum setback from a R1C - Section 376 zone or a R1D - Section 377 zone shall be 60 metres;
- (5) minimum setback where the land abuts a HC1 or a HC1 - Section 421 zone shall be 12 metres;
- (6) maximum building height:
2 storeys where the lands are within 60 metres of a Gillingham Drive;
4 storeys where the lands are within 60 to 100 metres of Gillingham Drive; and,
6 storeys in all other locations;
- (7) a 4.5 metre wide landscaped open space area shall be provided along Highway Number 7 and Hurontario Street;
- (8) a 6 metre wide landscaped open space area shall be provided along Gillingham Drive;
- (9) all garbage, refuse and waste containers for a motor vehicle repair shop shall be located within the main building containing the motor vehicle repair shop;
- (10) all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant;

- (11) all garbage and refuse storage, other than for a restaurant or motor vehicle repair shop, including any containers for the storage of recyclable materials, shall be enclosed; and,
 - (12) shall also be subject to the requirements and restrictions relating to the SC zone and all the general provisions of By-law 151-88 which are not in conflict with those set out above.
4. Prior to the enactment of the zoning by-law, the applicant shall enter into a development agreement with the City which shall include the following:
- (a) Prior to the issuance of a building permit, a site plan, fencing plan, landscape plan, grading and drainage plan, elevation cross section drawings, a fire protection plan and engineering and servicing plans shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process.
 - (b) The applicant shall pay all applicable Regional, City and Education development charges in accordance with their applicable Development Charges By-laws.
 - (c) The applicant shall agree to grant easements, as may be required, for the installation of utilities and municipal services, to the appropriate authorities, including an easement for future sanitary sewer connections, parking and access to service the existing commercial sites along the east limit of the subject site.
 - (d) The applicant shall agree to pay cash-in-lieu of parkland in accordance with City policy.
 - (e) All lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and properties.
 - (f) The applicant shall agree to lift the 0.3 metre reserves along the Hurontario Street and Gillingham Drive frontages for access purposes to the satisfaction of the City.
 - (g) The applicant shall agree to convey a 0.3 metre reserve along the Highway Number 7 frontage of the lands to the Ministry of Transportation.
 - (h) The site plan for the site shall show waste disposal facilities located and screened so as to not be visible from the residential properties to the south and west.
 - (i) The applicant shall agree to provide an on-site litter pick-up service which shall clear litter from the site at least twice weekly.

- (j) Prior to site plan approval, a site servicing and storm drainage report shall be submitted to the Works and Transportation Department, the Credit Valley Conservation Authority, the Ministry of Transportation and Communications, and the Ministry of Natural Resources for their review and approval.
- (k) Prior to the issuance of a building permit, the storm water management facility being proposed for the development on the west side of Gillingham Drive in draft approved plan 21T-93017B shall be constructed to the satisfaction of the City's Works and Transportation Department.
- (l) The applicant shall agree to convey a 6.06 metre road widening along the Hurontario Street frontage, north of the lands identified as "Existing Commercial" to the City.
- (m) Prior to the issuance of a building permit, the applicant shall submit a revised traffic impact analysis to the City's Works and Transportation Department and the Ministry of Transportation for their review and approval and shall make satisfactory arrangements for access to the site.
- (n) The applicant shall agree that access to Hurontario Street shall be restricted to right-in/right-out only movements and the location shall be approved by the City's Works and Transportation Department.
- (o) The applicant shall agree to provide any road improvements as required to support access to Hurontario Street at the applicant's expense.
- (p) The applicant shall agree to make arrangements to the satisfaction of the Works and Transportation Department for a suitable construction traffic route.
- (q) The applicant shall agree to make arrangements to the satisfaction of the City for the relocation of any utilities required by the development of the subject lands to be undertaken at the expense of the applicant.
- (r) The applicant shall agree to carry out a cultural heritage resource assessment of the subject property and, through avoidance or excavation/documentation, mitigate the development impacts to significant heritage resources found, to the satisfaction of the Archaeology & Heritage Planning Unit of the Ministry of Culture, Tourism & Recreation; and that no grading or other disturbances shall take place on the subject property prior to the issuance of a letter of clearance from the Archaeology & Heritage Planning Unit of the Ministry of Culture, Tourism & Recreation to the City.

PLANNING AND BUILDING COMMITTEE - MARCH 18, 1996

- 20 -

- (s) Prior to the issuance of any building permits, the applicant shall provide to the satisfaction of the Commissioner of Planning and Building, an engineering report indicating special foundation requirements, if any, to support structures that may be erected on disturbed ground or lots where filling has occurred.
- (t) The applicant shall:
 - (1) Prior to the initiation of any site grading or servicing, submit for the approval of the Works and Transportation Department, a detailed soils investigation of the site prepared by a qualified Geotechnical Engineer.
 - (2) Agree to remove any material, which is determined in the soil investigation referred to in condition 3 (t)(1) above, as hazardous, at a time and in a manner satisfactory to the City, the Region of Peel and the Ministry of the Environment and Energy.
- (u) The applicant shall agree to remove any trees and any vegetation on the subject lands as required by the City.
- (v) The applicant shall agree not to remove any trees or topsoil from the land or start any grading of the lands without a topsoil removal permit issued pursuant to City of Brampton By-law 30-92.
- (w) The applicant shall agree that prior to any grading and servicing plans, arrangements shall be made to the satisfaction of the City for the preservation of any many trees as possible identified by the City, as desirable for preservation. In this regard, the applicant shall be required to identify on the grading and drainage plans, the landscaping plans, the trees to be retained and the methodology proposed for their retention. This methodology shall include individual tree preservation plans illustrating proposed building sites and working envelopes, existing and proposed grades and the trees to be protected or removed and shall be supported by a hydrologists report which recommends appropriate subdivision and grading techniques for the maintenance of existing surface and runoff or ground water conditions necessary for the long term preservation of the trees identified for retention.
- (x) The applicant shall agree to provide a continuous landscaped reserve having a minimum width of 6.0 metres where it abuts Gillingham Drive. Within this reserve, the applicant shall provide berms and plantings to the satisfaction of the Commissioner of Planning and Building and masonry walls, where required, to screen loading areas from the street.

PLANNING AND BUILDING COMMITTEE - MARCH 18, 1996

- 21 -

- D. Staff be directed to request the Region of Peel to delete the lands on the east side of Gillingham Drive from the draft approved plan 21T-93017B and to amend the conditions of draft approval accordingly.

CARRIED

- G 5. Report from R.W. Nykyforchyn, Development Planner, dated March 4, 1996, re: **IAN JOHNSON ARCHITECT INC. - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 6** (File C4W5.4).

PB041-96 That the report from R.W. Nykyforchyn, Development Planner, dated March 4, 1996, to the Planning and Building Committee Meeting of March 18, 1996, re: **IAN JOHNSON ARCHITECT INC. - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 6** (File C4W5.4) be *deferred* to the April 15, 1996 Planning and Building Committee Meeting; and

That the correspondence from Mr. A.D. MacMillan, President, Rotary Club of Brampton, dated March 18, 1996, to the Planning and Building Committee Meeting of March 18, 1996, requesting deferral of **IAN JOHNSON ARCHITECT INC. - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 6** (File C4W5.4) to the April 15, 1996 Planning and Building Committee Meeting be received; and

That the deferral fees be waived.

CARRIED

- * G 6. Report from N. Grady, Development Planner, dated March 11, 1996, re: **IMPERIAL OIL LIMITED - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 6** (File C4W1.2).

PB045-96 That the report from N. Grady, Development Planner, dated March 11, 1996, to the Planning and Building Committee Meeting of March 18, 1996, re: **IMPERIAL OIL LIMITED - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 6** (File C4W1.2) be received; and

A. That a public meeting be held in accordance with City Council procedures; and

B. That, subject to the results of the public meeting, staff be directed to prepare the appropriate documents for the consideration of City Council subject to the following conditions:

1. The amendment to the Official Plan shall re-designate the subject lands from "Agricultural" to "Highway and Service Commercial".
2. The amendment to the Zoning By-law shall place the lands in an "Highway Commercial Two -HC2" zoning category.
3. Prior to the enactment of the zoning by-law, the applicant shall enter into a development agreement with the City which shall include the following:

PLANNING AND BUILDING COMMITTEE - MARCH 18, 1996

- 22 -

- a) Prior to the issuance of a building permit, a site development plan, fencing plan, landscape plan, grading and drainage plan, elevation cross section drawings, a fire protection plan and engineering and servicing plans shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans.
- b) The applicant shall satisfy all financial, landscaping, engineering and other requirements of the City of Brampton and the Regional Municipality of Peel, including the payment of Regional, City and Education development charges in accordance with their respective Development Charges By-laws.
- c) The applicant shall agree to grant easements, as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities.
- d) All lighting shall be designed and orientated so as to minimize glare on surrounding properties and roadways.
- e) The applicant shall pay cash-in-lieu of parkland in accordance with City policy.
- f) The applicant shall agree to provide an on-site litter pick up service which shall clear litter from the subject lands at least twice weekly.
- g) The applicant shall locate waste disposal facilities such that they are not directly visible from Mississauga Road and Steeles Avenue.
- h) That the existing development agreement with Fraser Farms Limited be released from title to the subject lands to the satisfaction of the City's Legal Services Department, as it is no longer applicable.

CARRIED

* G 7. Report from P. Snape, Development Planner, dated March 4, 1996, re: **WESTON LARKIN INC. - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- WARD 10** (File T8E14.6).

PB046-96 That the report from P. Snape, Development Planner, dated March 4, 1996, to the Planning and Building Committee Meeting of March 18, 1996, re: **WESTON LARKIN INC. - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW- WARD 10** (File T8E14.6) be received; and

- (A) That a Public Meeting be held in accordance with City Council procedures; and
- (B) That, prior to the enactment of the zoning by-law and adoption of the Official Plan amendment, outstanding comments from the Region of Peel and the City of Mississauga shall be received and dealt with accordingly.

- (C) That, subject to the results of the public meeting, the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:
1. The designation of these lands in the 1984 Official Plan and the Parkway Belt Industrial Area Plan be amended to add, respectively, a site specific policy and a special policy area permitting industrial uses;
 2. The Industrial-Business - Section 684 Zone (MBU - Section 684) be amended to permit Industrial Four Zone (M4) uses, as follows:
 - 2.1 Section 684.1 of By-law 139-84 shall be deleted and replaced with the following:

"684.1 shall be used for the following purposes:

 - (a) either, the purposes permitted in section 35.1.1;
 - (b) or, the purposes permitted in section 34.1.1;
 - (c) but not for both the purposes permitted in 684.1 (a) and 684.1 (b) on any one lot, or any combination of both on any one lot."
 - 2.2 Section 684.3 of By-law 139-84 shall be deleted and replaced with the following:

"684.3 the uses in 684.1(a) shall also be subject to the requirements and restrictions of the MBU zone and the general provisions of this by-law which are not in conflict with those set out in section 684.2."
 - 2.3 the following section shall be added:

"684.4 the uses in 684.1(b) shall also be subject to the requirements and restrictions of the M4 zone and the general provisions of this by-law which are not in conflict with those set out in section 684.2."
 - 3.0 Prior to the enactment of the zoning by-law, the applicant shall enter into an agreement with the City which shall include the following:
 - (a) The applicant shall pay all applicable Regional, City and Education development charges in accordance with their applicable Development Charges By-laws.
 - (b) The applicant shall grant easements, as may be required, for the installation of utilities and municipal services, to the appropriate authorities.

PLANNING AND BUILDING COMMITTEE - MARCH 18, 1996

- 24 -

- (c) The applicant shall pay cash-in-lieu of parkland in accordance with City policy.

CARRIED

H. POLICY & RESEARCH REPORTS

- H 1. Report from B. Winterhalt, Director of Planning Policy and Research, dated March 13, 1996, re: **MANAGEMENT TEAM PLANNING PROJECT PRIORITIES STATUS REPORT** (File P05GE).

PB059-96 That the report from B. Winterhalt, Director of Planning Policy and Research, dated March 13, 1996, re: **MANAGEMENT TEAM PLANNING PROJECT PRIORITIES STATUS REPORT** (File P05GE) be received; and

That the revised table (attached to the aforementioned report) entitled, "Management Team Planning Project Priorities and Departmental Resource Requirements", dated March 13, 1996, be endorsed as a City of Brampton corporate guide to planning project priorities and to the target dates for completing key project tasks.

CARRIED

- H 2. Report from D. Waters, Policy Planner, dated March 12, 1996 re: **AIRPORT ROAD/NORTH PARK DRIVE SPECIAL STUDY AREA STATUS REPORT, CHRYSLER REVIEW OF PHASE I - TECHNICAL COMPONENT STUDIES** (File P25/S13.1).

Mrs. Janet Cottrelle, appeared representing the Cottrelle Family who owns the eastern part of the Special Study Area (east of Airport Road). She informed Committee that the family is fully committed to having the planning process proceed as quickly as possible; that they have been waiting patiently for feedback from Chrysler's consultants; that this feedback is now being reviewed by the Cottrelle family's consultants who see no difficulty in addressing the issues raised by Chrysler as far as the Cottrelle lands are concerns; and they expect that the Cottrelle family's consultants will be responding to this matter within the next month. Mrs. Cottrelle informed Committee further that they support the recommendations contained in the staff report and intend to proceed expeditiously with this matter.

Committee asked questions of staff and then gave the following direction:

Direction was given that Commissioner Marshall work with Mayor Robertson in his discussions with Chrysler to determine what Chrysler really wants with respect to these lands.

PB054-96 That the delegation of Mrs. Janet Cottrelle, Brampton, to the Planning and Building Committee Meeting of March 18, 1996, re: **AIRPORT ROAD/NORTH PARK DRIVE SPECIAL STUDY AREA STATUS REPORT, CHRYSLER REVIEW OF PHASE I - TECHNICAL COMPONENT STUDIES** (File P25/S13.1) be received; and

That the report from D. Waters, Policy Planner, dated March 12, 1996, to the Planning and Building Committee Meeting of March 18, 1996, re: **AIRPORT ROAD/NORTH PARK DRIVE SPECIAL STUDY AREA STATUS REPORT, CHRYSLER REVIEW OF PHASE I - TECHNICAL COMPONENT STUDIES** (File P25/S13.1) be received; and

PLANNING AND BUILDING COMMITTEE - MARCH 18, 1996

- 25 -

That staff be directed to continue working diligently with the landowners and their consultants to finalize the work on Phase I of the Airport Road/North Park Drive Study Terms of Reference pertaining to the eastern half of the Special Study Area, which includes input from Chrysler at key stages of the process; and

That staff be directed to report back to the Planning and Building Committee with a comprehensive report once the outstanding issues discussed in the aforementioned report have been addressed, and seek direction to proceed with the adoption and implementation of a land use concept for the eastern half of the Special Study Area.

CARRIED

- H 3. Report from S. Hill, Policy Planner, dated March 13, 1996, re: **MARCH 7, 1996, REGION OF PEEL OFFICIAL PLAN - CITY OF BRAMPTON COMMENTS/CONSISTENCY WITH CITY OF BRAMPTON OFFICIAL PLAN** (File P25).

Committee asked whether Caledon's lack of support for the Highway 427 extension within Peel Region could stop this project in Brampton and what the result would be if this highway is not identified prominently in the Regional Plan. Mr. Winterhalt, Director, Planning Policy and Research, responded that transportation studies have been done by the City of Brampton and the Region of Peel and that the need has been identified. It is important that the City keep Highway 427 front and center and that we push for it with the Ontario Ministry of Transportation. At worst, we could agree to the approval of the Highway 427 extension being deferred but kept on the Plans (the same thing happened with Highway 410), since staff is confident that it will eventually be given approval. Committee suggested that a last check of Caledon's views would be worthwhile.

Concerns were also raised by Committee that the City's commercial corridor is not adequately reflected in the Regional Official Plan. Staff was asked about the risks of requesting that the Region make these changes prior to the Plan being adopted and forwarded to the Ministry. Commissioner Marshall advised that staff is reluctant to request that these changes be made by the Region at this stage of the process and that staff believes that there would be a better chance to get the required changes without delaying the plan by approaching the Ministry, once the Ministry has control of the process after adoption by Regional Council.

Direction was given that Planning and Building staff speak to Peter Allen, Commissioner of Planning, Region of Peel, before the Council Meeting on March 25, 1996, to determine the Region's position on having these changes made in the final draft Plan before its adoption by Regional Council.

Direction was given that Planning and Building staff obtain copies of the Regional Official Plan for distribution to City Councillors.

- PB060-96 That the report from S. Hill, Policy Planner, dated March 13, 1996, to the Planning and Building Committee Meeting of March 18, 1996, re: **MARCH 7, 1996, REGION OF PEEL OFFICIAL PLAN - CITY OF BRAMPTON COMMENTS/CONSISTENCY WITH CITY OF BRAMPTON OFFICIAL PLAN** (File P25) be received; and

PLANNING AND BUILDING COMMITTEE - MARCH 18, 1996

- 26 -

That the Regional Councillors and City staff be directed to reiterate the City's view that the Highway 427 extension should either be shown in the Regional Official Plan in a manner consistent with the 1993 Brampton Official Plan, or that it should be identified as an area for Ministry deferral; and

That, notwithstanding any residual concerns, the City supports the Regional Council adoption of the March 7, 1996 version of the Regional Official Plan at its meeting of April 11, 1996; and

That the proposed modifications to Schedule F and Policy 4.6.5.13, and Policy 4.1.7.1. of the 1993 Brampton Official Plan as set out in Section 4.2 of the March 13, 1996 staff report be approved in principle for consideration following the receipt of the Ministry's post circulation letter; and

That a copy of the March 13, 1996 staff report as well as a copy of the separate consistency review summary table be sent to the Region of Peel, the Ministry of Municipal Affairs and Housing, the City of Mississauga, and the Town of Caledon for the purpose of furthering discussion on the compliance of the City of Brampton Official Plan with the March, 1996 ROP and as context for the formal position of the City of Brampton respecting the adoption of the Regional Official Plan.

CARRIED

- H 4. Report from C. Brawley, Manager, Land Use Policy, dated March 12, 1996, re: **FLETCHERS CREEK SUBWATERSHED MANAGEMENT STUDY** (File P25/SP043) (See Item D1).

Mr. Brawley, Manager, Land Use Policy, introduced Mr. Jack Gorrie of Paragon Engineering Limited, and thanked him for his assistance and a very professional job on his study report.

Mr. Gorrie gave a brief presentation on the results of the study. He informed Committee that a Plan was developed through the completion of various technical component studies and through the 3 public meetings that were held. As well, he advised Committee that the Plan was received and passed by the Credit Valley Conservation Board. He thanked staff for their support and efforts with this project and responded to questions from Committee.

- PB053-96 That the delegation of Mr. Jack Gorrie, Paragon Engineering Limited, to the Planning and Building Committee Meeting of March 18, 1996, re: **FLETCHERS CREEK SUBWATERSHED MANAGEMENT STUDY** (File G23) be received; and

That the report from C. Brawley, Manager, Land Use Policy, dated March 12, 1996, to the Planning and Building Committee Meeting of March 18, 1996, re: **FLETCHERS CREEK SUBWATERSHED MANAGEMENT STUDY** (File P25/SP043) be received; and

That the Fletchers Creek Subwatershed Management Plan, attached to the aforementioned report, be endorsed.

CARRIED

PLANNING AND BUILDING COMMITTEE - MARCH 18, 1996

- 27 -

I. BUILDING REPORTS

* I 1. **BUILDING PERMITS FOR THE MONTH OF FEBRUARY, 1996** (File A20).

PB047-96 That the report on **BUILDING PERMITS FOR THE MONTH OF FEBRUARY, 1996** (File A20) be received.

CARRIED

J. URBAN DESIGN & ZONING REPORTS

J 1. Report from R. O'Hearn, Manager, Zoning Services, dated February 29, 1996, re: **WASTE PROCESSING AND RECYCLING OPERATIONS** (File W45).

PB061-96 That the report from R. O'Hearn, Manager, Zoning Services, dated February 29, 1996, to the Planning and Building Committee Meeting of March 18, 1996, re: **WASTE PROCESSING AND RECYCLING OPERATIONS** (File W45) be received; and

That a public meeting be held in accordance with City Council procedures; and

That, subject to the results of the public meeting, staff be directed to prepare the appropriate amendments to amend the City zoning by-laws for the consideration of City Council which shall:

A. Define "waste transfer station", "waste processing facilities" and "composting facility as follows:

A Waste Transfer Station shall mean a facility where waste materials are collected for shipment and may be sorted and/or prepared for transportation; and

A Waste Processing Station shall mean a facility that receives, stores and/or processes waste materials for the purpose of creating new products or materials; and

A Composting Facility shall mean a facility whose primary purpose is the composting of food waste and organic materials; and

B. Permit a waste transfer station or a waste processing station in all Industrial Zones with the exception of those under M1, M1A, M4, M4A, and MBU (those considered prestige industrial zones) and their subsection zones, and shall be subject to the following regulations and restrictions:

PLANNING AND BUILDING COMMITTEE - MARCH 18, 1996

- 28 -

- a. No outdoor storage associated with a waste transfer station or waste processing station shall be permitted unless such storage is located within enclosed bins or containers and conforms to all the provisions of the zone respecting outdoor storage; and
- b. No waste procession station or waste transfer station shall be located within 120 metres (394 feet) from a property limit of non-industrial zone; and
- C. Include a provision that a composting facility, other than those accessory to a residential dwelling unit, shall not be permitted on any site other than that specifically permitted such use. (A composting facility shall be considered only on a site-by-site basis through a site specific by-law amendment.)

CARRIED

K. DISCUSSION

K 1. **QUEEN STREET CORRIDOR SECONDARY PLAN** (File P25.S).

B. Winterhalt, Director, Policy Planning and Research, provided a brief report, entitled **“QUEEN STREET COMMERCIAL CORRIDOR - CHRONOLOGY OF EVENTS, 1986-1996”**. Both Mr. Winterhalt and Commissioner Marshall explained to Committee that this item was bumped by other high priority issues, such as Brampton’s Official Plan, and asked that Committee provide direction on where this item should be placed on the list of priorities.

Committee asked questions of staff and held a general discussion on the timeline; going back to the public to inform them of the direction Council wishes to take on this matter; etc. Concerns were raised by Committee that if this issue were made a high priority, other secondary plans would be delayed. Commissioner Marshall advised that staff will be providing a report to Committee every four months (next one in July) on the work program, but if there were any significant delays (1 - 2 months) to other projects as a result of placing the Queen Street Corridor Secondary Plan as a high priority, staff would advise Committee of this before the regular four-month update. He informed Committee, as well, that not all planners would be working on this issue, therefore, they did not expect other projects to be significantly delayed.

PB049-96 That the report from B. Winterhalt, Director, Policy Planning and Research, to the Planning and Building Committee Meeting of March 18, 1996, entitled **“QUEEN STREET COMMERCIAL CORRIDOR - CHRONOLOGY OF EVENTS, 1986-1996”** be received.

CARRIED

The following motion was then considered:

“That a staff report come forward, as soon as possible, articulating the planning and economic development incentives that will stimulate the Queen Street Commercial Corridor; and

That a second report come forward analyzing the meaning of the existing and proposed Official Plans and what the impact is of the flexible commercial/industrial designations and the re-designation and rezoning of existing industrial areas for commercial purposes; and

That the Queen Street Corridor Study become a high priority until it is approved by the public and Council.”

The motion was then split and voted on as follows:

PB050-96 That a staff report come forward, as soon as possible, articulating the planning and economic development incentives that will stimulate the Queen Street Commercial Corridor.

CARRIED

PB051-96 That a second report come forward analyzing the meaning of the existing and proposed Official Plans and what the impact is of the flexible commercial/industrial designations and the re-designation and rezoning of existing industrial areas for commercial purposes.

CARRIED

PB052-96 That the Queen Street Corridor Study become a high priority until it is approved by the public and Council.

CARRIED

Direction was given that staff report to Committee anytime another project is delayed as a result of the Queen Street Corridor Secondary Plan being placed as a high priority and that staff report any delays to the Queen Street Commercial Corridor Secondary Plan itself.

Direction was given that staff address possible incentives to give encouragement to potential developers along Queen Street as well as the broader issue of development levies in their April report on Commercial Industrial Development in the context of the new Official Plan.

That discussion take place at the April 4, 1996 Steering Committee Meeting about holding a Public Meeting as soon as possible to seek input on how much of a priority the public wishes to place on this issue.

PLANNING AND BUILDING COMMITTEE - MARCH 18, 1996

- 30 -

L. HERITAGE BOARD

L 1. Minutes - **BRAMPTON HERITAGE BOARD** - February 15, 1996

PB062-96 That the Minutes of the Brampton Heritage Board of February 15, 1996, to the Planning and Building Committee Meeting of March 18, 1996, be received; and

That the following recommendations be approved:

BH017-96 That the Agenda for the Brampton Heritage Board meeting of February 15, 1996, be approved as amended to add:

Under 6.0 CORRESPONDENCE:

- 6.5 Correspondence from The Ontario Historical Society - upcoming Promotional Events.
- 6.6 Correspondence from the Ministry of Citizenship, Culture and Recreation re: Bill 20
- 6.7 Correspondence from Heather Freeman, Membership Coordinator, Heritage Canada, re: Monthly publication and membership renewal.
- 6.8 Minutes of February 6, 1996, Meeting of Friends of Bovaird House Committee.
- 6.9 Correspondence from Michael Seaman, dated February 11, 1996, re: Relocation and Restoration Options for the C.P.R. Station.
- 7.0 Media Release, dated December 20, 1995, re: Ontario's Rural Heritage Preservation Committee.
- 7.1 Report from J. Marshall, Commissioner of Planning and Building, dated January 17, 1996, re: Application to Amend the Zoning By-law and Draft Plan of Proposed Subdivision, 871878 Ontario Limited (Streetsville Glen Golf Club)
- 7.2 Correspondence from The Ontario Heritage Foundation - upcoming Promotional Events.

BH018-96 That the minutes of the Brampton Heritage Board meeting held January 18, 1996, be adopted as amended:

3.5 Property Standards - CP Station - Con. 4 WHS - Update

Staff reported that a demolition permit has been requested for this property, but due to the fact that the property has been designated the permit is being withheld. There has been some interest from a group in Rockwood of relocating the Station. A site visit is scheduled for January 22, 1996, with representatives from Rockwood & Milton. The main concern seems to be the cost of relocation. Michael Seaman would like an advertisement/press release to appear in the newspapers.

BH019-96 That the report from Michael Seaman, dated February 11, 1996, re: Relocation and Restoration Options for the C.P.R. Station be received, and

That the formation of a Subcommittee to Save the Station be formed and meet on February 21, 1996 at 5:30 p.m. at 245 Main Street North, and

That a Press Release be written and delivered to the newspapers as soon as possible.

PLANNING AND BUILDING COMMITTEE - MARCH 18, 1996

- 31 -

- BH020-96 That the Proclamation designating Heritage Week for 1996, be received.
- BH021-96 That Diana Saltel be allowed to purchase a new Brampton Book for \$12.00
- BH022-96 That Michael Seaman is the new Chairperson.
- BH023-96 That the correspondence to the Brampton Heritage Board at its meeting of February 15, 1996, be received as listed.

CARRIED

- L 2. Correspondence from Mr. M. Seaman, Chair, Brampton Heritage Board, dated March 5, 1996, re: **SAVING A BRAMPTON LANDMARK - THE BRAMPTON C.P.R. STATION** (File G20/G33).

Mr. Michael Seaman, Chair of the Brampton Heritage Board, provided a brief history of the Brampton C.P.R. Station and outlined the Board's efforts to save the Station from demolition. He requested Committee's support for the Board's "Save our Station Campaign" and asked that staff be requested to assist the Board in their campaign. The "Save our Station Campaign" Committee will be focussing on corporate sponsorship, but welcomes support from all interested individuals and groups.

The correspondence from Ms. Marisa Williams, Ex-officio Member, Brampton Heritage Board, dated March 18, 1996, to the Planning and Building Committee Meeting of March 18, 1996, re: **SAVING A BRAMPTON LANDMARK - THE BRAMPTON C.P.R. STATION** (File G20/G33) was discussed at this time.

- PB048-96 That the delegation of Mr. Michael Seaman, Chair, Brampton Heritage Board, to the Planning and Building Committee Meeting of March 18, 1996, re: **SAVING A BRAMPTON LANDMARK - THE BRAMPTON C.P.R. STATION** (File G20/G33) be received; and

That the correspondence from Mr. Michael Seaman, Chair, Brampton, Heritage Board, dated March 5, 1996, to the Planning and Building Committee Meeting of March 18, 1996, re: **SAVING A BRAMPTON LANDMARK - THE BRAMPTON C.P.R. STATION** (File G20/G33) be received; and

That the correspondence from Ms. Marisa Williams, Ex-officio Member, Brampton Heritage Board, dated March 18, 1996, to the Planning and Building Committee Meeting of March 18, 1996, re: **SAVING A BRAMPTON LANDMARK - THE BRAMPTON C.P.R. STATION** (File G20/G33) be received; and

That Council support the Brampton Heritage Board in its efforts to save the Brampton C.P.R. Station; and

That staff be directed to work with the Brampton Heritage Board in these efforts.

CARRIED

PLANNING AND BUILDING COMMITTEE - MARCH 18, 1996

- 32 -

M. CORRESPONDENCE

- M 1. Correspondence (*See Item F1 - Recommendation PB040-96*) requesting deferral of **FIRST GULF BUSINESS PARK INC. - APPLICATION TO AMEND THE OFFICIAL PLAN - WARD 3** (File T2E15.5) to the April 15, 1996 Planning and Building Committee Meeting:

1. Mr. H. Matthews, Great Gulf Group of Companies
2. Mr. R. K. Webb, Davis, Webb & Schulze
3. Mr. R. Hendren, Marod Holdings
4. Mr. B. Nutbrown, The Brampton Board of Trade
5. Ms. S. DiMarco, Brampton Downtown Business Assn.
6. Mr. B. Kanellopoulos, Clark West Plaza
7. Mr. B. Kanellopoulos, Kanellopoulos Investments Limited
8. Mr. P.H. Mandell, Solicitor
9. Mr. T. Ghinis, Mr. Submarine, 584572 Ontario Ltd.

- M 2. Correspondence from Mr. P.D. Lauwers, Miller Thomson, Solicitor for Petro-Canada, dated March 14, 1996, re: **PETRO CANADA - REQUEST TO FORWARD AMENDMENT TO APPROVAL AUTHORITY (OMB)** (File C1E18.8).

Committee asked whether or not the current tenants on this property would receive a copy of Mr. Lauwers' letter and gave the following direction:

Direction was given that staff provide copies of Mr. Lauwers' letter to the current tenants on this property.

- PB063-96 That the correspondence from Mr. P.D. Lauwers, Miller Thomson, Solicitor for Petro-Canada, dated March 14, 1996, to the Planning and Building Committee Meeting of March 18, 1996, re: **PETRO CANADA - REQUEST TO FORWARD AMENDMENT TO APPROVAL AUTHORITY (OMB)** (File C1E18.8) be received; and

That the City Clerk be instructed to send all necessary documentation to the Ministry of Municipal Affairs and the Ontario Municipal Board pursuant to Section 22(8) of the Planning Act.

CARRIED

- M 3. Correspondence (*See Item G5 - Recommendation PB041-96*) from Mr. A.D. MacMillan, President, Rotary Club of Brampton, dated March 18, 1996, requesting deferral of **IAN JOHNSON ARCHITECT INC. - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 6** (File C4W5.4) to the April 15, 1996 Planning and Building Committee Meeting.
- M 4. Correspondence (*See Item L2 - Recommendation PB048-96*) from Ms. M. Williams, Ex-officio Member, Brampton Heritage Board, dated March 18, 1996, re: **SAVING A BRAMPTON LANDMARK - THE BRAMPTON C.P.R. STATION** (File G20/G33) (See Items D3, L2).

N. CLOSED MEETING - nil

PLANNING AND BUILDING COMMITTEE - MARCH 18, 1996
- 33 -

O. ADJOURNMENT

PB064-96 That the Planning and Building Committee do now adjourn to meet again on Monday, April 15, 1996, at 7:30 p.m., or at the call of the Chair.

CARRIED

The meeting adjourned at 9:45 p.m.

PLANNING AND BUILDING COMMITTEE

MINUTES - APRIL 15, 1996

MEMBERS PRESENT: Regional Councillor P. Palleschi (Chair)
City Councillor G. Gibson (Vice Chair)
Mayor Peter Robertson
Regional Councillor R. Begley
Regional Councillor L. Bissell
Regional Councillor S. Fennell
Regional Councillor G. Miles
City Councillor L. Jeffrey
City Councillor B. Linton
City Councillor M. Moore
City Councillor J. Hutton
City Councillor B. Cowie
City Councillor D. Metzack
City Councillor J. Sprovieri
City Councillor S. Hames

MEMBERS ABESENT: City Councillor B. Hunter (Vacation)
City Councillor P. Richards (Vacation)

STAFF PRESENT: J. Marshall, Commissioner of Planning and Building
J. Corbett, Director, Development Services
B. Winterhalt, Director of Planning Policy and Research
K. Ash, Development Planner
K. Walsh, Director, Facility Development & Property Mgt., Comm. Servs.
R. Bino, Manager, Development Services, Works & Transportation
C. Connor, Corporation Counsel and Director of Real Estate Services
L. Mikulich, City Clerk
T. Brenton, Clerks Assistant Jr.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommen- dation	
A.	PB066-96	APPROVAL OF AGENDA
D1.	PB078-96	FIRST GULF BUSINESS PARK INC. - APPLICATION TO AMEND THE OFFICIAL PLAN - WARD 3 (File T2E15.5)
E1.	PB080-96	
	PB081-96	
	PB082-96	
E2.	PB079-96	
D2.	PB083-96	NANAKSAR GURDWARA GUR SIKH TEMPLE - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW AND TEMPORARY USE BY- LAW APPLICATION - WARD 10 (File C11E12.6 and C11E12.7)
E3.	PB084-96	
	PB085-96	

PLANNING AND BUILDING COMMITTEE - APRIL 15, 1996

- 2 -

D3.	PB086-96	IMPERIAL OIL LIMITED - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW, PART OF LOT 4, CONCESSION 1, W.H.S., NORTH-EAST CORNER OF STEELES AVENUE AND MISSISSAUGA ROAD - WARD 6 (File C4W1.2)
F4.	PB087-96	
E4.	PB067-96	IAN JOHNSON ARCHITECT INC. - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 6 (File C4W5.4)
F1.	PB068-96	CANADIAN TIRE CORPORATION LTD. - APPLICATION TO AMEND THE ZONING BY-LAW, PART OF LOTS 2 AND 3, CONCESSION 7, N.D. - WARD 10 (File C7E2.10)
F2.	PB089-96 PB090-96	BRAMPTON PENTECOSTAL CHURCH INC. - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW, PART OF LOT 6, CONCESSION 8, N.D. - WARD 10 (File C8E6.4)
F3.	PB069-96	LDASK MBC CORPORATION - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW, PART OF LOT 10, CONCESSION 1, WHS., SOUTH-WEST CORNER OF HIGHWAY NUMBER 7 AND HURONTARIO STREET - WARD 5 (File C1W10.7)
F5.	PB070-96	WESTON LARKIN INC. - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW, BLOCKS 1, 2 AND 3, PART OF LOTS 14 AND 15, CONCESSION 8, N.D., EAST SIDE OF PARKSHORE DRIVE, SOUTH OF KENVIEW BOULEVARD - WARD 10 (File T8E14.6)
F6.	PB071-96	WASTE PROCESSING AND RECYCLING OPERATIONS (File W45)
G1.	PB072-96	REPORT FROM MANAGEMENT AND THE PLANNING AND ECONOMIC DEVELOPMENT TEAM
G2.	PB073-96	TOTO SHOPPING CENTRES LIMITED - APPLICATION TO AMEND THE ZONING BY-LAW, PART OF LOT 10, CONCESSION 1, E.H.S. - WARD 5 (File C1E10.11)
G3.	PB088-96	SANDRINGHAM PLACE INC. - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW, PART OF LOT 13, CONCESSION 4, E.H.S., LOTS 39 AND 45 AND BLOCKS 236 PLAN 43M-1027, SOUTH-EAST CORNER OF DIXIE ROAD AND SANDALWOOD PARKWAY - WARD 10 (File C4E13.1)
G4.	PB076-96 PB077-96	WALKWAY CLOSURES POLICY REVIEW (File W30)
G5.	PB091-96	CITY OF BRAMPTON STREET NAMING POLICY (File P20/P01)

PLANNING AND BUILDING COMMITTEE - APRIL 15, 1996

- 3 -

- I1. PB074-96 **BUILDING PERMITS FOR THE MONTH OF MARCH, 1996** (File A20)
- K1. PB075-96 **MINUTES - HERITAGE BOARD MINUTES - MARCH 21, 1996**
- L. PB065-96 **CLOSED MEETING**
- M. PB092-96 **ADJOURNMENT**

CHAIR - REGIONAL COUNCILLOR PALLESCHI

PLANNING AND BUILDING COMMITTEE - APRIL 15, 1996

- 4 -

At 7:03 p.m. the following recommendation was passed:

PB065-96 That this Committee move into a Closed Meeting in order to consider matters pertaining to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and the receiving of advice that is subject to solicitor/client privilege, including communications necessary for that purpose.

CARRIED

Members: Regional Councillor P. Palleschi (Chair)
City Councillor G. Gibson (Vice Chair)
Mayor Peter Robertson
Regional Councillor R. Begley
Regional Councillor S. Fennell
Regional Councillor L. Bissell
City Councillor R. Hunter*
City Councillor L. Jeffrey
City Councillor B. Linton
City Councillor M. Moore
City Councillor J. Hutton
City Councillor B. Cowie
City Councillor P. Richards*
City Councillor D. Metzak
City Councillor J. Sprovieri
City Councillor S. Hames

Committee moved back into Open Session at 7:45 p.m.

A. APPROVAL OF AGENDA

PB066-96 That the Agenda for the Planning and Building Committee meeting of April 15, 1996, be approved, as amended, as follows:

D 1. Add Mr. Neil Davis, Davis, Webb & Schulze (in place of Mr. Ronald K. Webb).
Add Mr. Scott Goodison, Chair, Downtown Brampton Business Association (in place of Ms. Susan DiMarco).
Add Ms. Lily Zuccarini, 5 Chickadee Crescent, Brampton (in place of Ms. Paula Zuccarini).
Add Mr. Bob Evans, EvansMartin (in place of Mr. Wally Rudensky).
Add Mrs. Betty Ghinis (in place of her husband, Mr. Tony Ghinis of Mr. Submarine).
Delete Mr. A. Schwartzberg, Riv-Lawn Holdings Limited, at his request.
Delete Mr. Peter H. Mandell, Barrister and Solicitor, who did not speak.
Delete Mr. Bob Nutbrown, The Brampton Board of Trade, at his request.

* Absent (Vacation)

PLANNING AND BUILDING COMMITTEE - APRIL 15, 1996

- 5 -

- D 2. Add Mr. Stephen H. Diamond, McCarthy Tetrault (in place of Mr. John A.R. Dawson).
Add Mr. R. Lehman, Lehman & Associates.
Add Mr. Onorio Rocca, 8 Fitzpatrick, Brampton.
- E 4. Add to Consent: Report from R.W. Nykyforchyn, Development Planner, dated March 4, 1996, re: **IAN JOHNSON ARCHITECT INC. - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 6** (File C4W5.4).
- G 5. Add Memo from City Councillor L. Jeffrey, dated April 11, 1996, re: **CITY OF BRAMPTON STREET NAMING POLICY** (File P20/P01).

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

- * The items marked with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(E4, F1, F3, F5, F6, G1, G2, I1)

D. DELEGATIONS

- D 1. Delegations *(See Items E1 - PB078-96, PB080-96, PB081-96, PB082-96 and E2 - PB079-96)* re: **FIRST GULF BUSINESS PARK INC. - APPLICATION TO AMEND THE OFFICIAL PLAN - WARD 3** (File T2E15.5):

1. Mr. Neil Davis, Davis, Webb & Schulze
2. Mr. Christopher Moon, City Core Partnership
3. Mr. Joe Harley, City Core Partnership
4. Mr. Scott Goodison, Brampton Downtown Business Association
5. Ms. Lily Zuccarini, 5 Chickadee Crescent, Brampton
6. Mr. Bob Evans, EvansMartin, Chartered Accountants
7. Mr. Tyrrell A. Clark, Tannahill, Lockhart, Clark & Langlois
8. Mr. John Attrell, Attrell Toyota
9. Mr. Rod Hendren, Marod Holdings
10. Mrs. Betty Ghinis, Mr. Submarine
11. Mr. Tom McBarron, YMCA
12. Mr. Haydn Matthews, Great Gulf Group of Companies

- D 2. Delegations *(See Item E3 - PB083-96, PB084-96, PB085-96)* re: **NANAKSAR GURDWARA GUR SIKH TEMPLE - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW AND TEMPORARY USE BY-LAW APPLICATION - WARD 10** (File C11E12.6 and C11E12.7):

PLANNING AND BUILDING COMMITTEE - APRIL 15, 1996

- 6 -

1. Mr. Stephen H. Diamond, McCarthy Tetrault
2. Mr. Robert Lehman, Lehman & Associates
3. Ms. Alessandra Altobelli, 10287 Clarkway Drive, Brampton
4. Mr. Onorio Rocca, 8 Fitzpatrick, Brampton

- D 3. Mr. Neil G. Davis, Davis, Webb & Schulze, (*See Item F4 - PB086-96, PB087-96*) re: **IMPERIAL OIL LIMITED - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW, PART OF LOT 4, CONCESSION 1, W.H.S., NORTH-EAST CORNER OF STEELES AVENUE AND MISSISSAUGA ROAD - WARD 6** (File C4W1.2).

E. DEFERRED/REFERRED ITEMS

- E 1. Report from K. Ash, Development Planner, dated February 13, 1996, re: **FIRST GULF BUSINESS PARK INC. - APPLICATION TO AMEND THE OFFICIAL PLAN - WARD 3** (File T2E15.5).

Mr. Neil Davis appeared representing the Inzola Group and several landowners located at the North East corner of Kennedy and Queen. He asked that Committee not hold public meetings on the First Gulf application until public meetings have been held on the Queen Street Corridor Plan.

In addition, he formally submitted a copy of a City of London planning report, re: **PLANNING ENTERTAINMENT USES FOR DOWNTOWN REVITALIZATION**.

Mr. Christopher Moon appeared as one of the proponents of City Core Partnership. He stated that he is strongly in favour of moving the Queen Street Plan forward and requested that Committee hold off making a decision on significant applications for commercial activity on industrial lands until the Queen Street Corridor Plan is dealt with.

Mr. Joe Harley, an industrial realtor, advised that the lands near the 410/403/407 highways are prime industrial lands and talked about the issue of jobs in both the Queen Street Corridor and the proposed First Gulf Business Park.

Mr. Scott Goodison, Chair of the Downtown Brampton Business Association, advised Committee that the Association is fully supportive of the goals of the Corridor Plan; that a lot of money has been invested in the downtown core; and that Brampton needs a City Centre - a focus.

Ms. Lily Zuccarini, provided a perspective from the viewpoint of Brampton's youth, and stated that individuals remain connected to a City that satisfies their needs, one that has a downtown core providing a variety of activities for youth of all ages.

Mr. Bob Evans, a partner of Evans Martin, advised that he is fully in support of the Queen Street Corridor Development Group.

Mr. Tyrrell Clark, appeared representing Liu Sing Company Limited, and advised Committee that his client is a major investor in the Queen Street Corridor and supports deferral of the First Gulf application until the Queen Street Corridor Plan has been dealt with.

PLANNING AND BUILDING COMMITTEE - APRIL 15, 1996

- 7 -

Mr. John Attrell, appeared on behalf of Attrell Toyota and several other area car dealers, who are all supporters of the Queen Street Corridor Plan, and stated their position that the Queen Street Corridor must be put in place first before any other proposals are passed by Council.

Mr. Rod Hendren, appeared representing Marod Holdings and Riv-Law Investments, and stated that First Gulf should wait until the Queen Street Plan goes forward.

Mrs. Betty Ghinis, appeared on behalf of her husband, Tony Ghinis. She stated that their family owns several properties and businesses in the downtown core and it is their hope that Council will return to the vision of a dynamic Queen Street Corridor and restrict development in other areas of the City.

Mr. Tom McBarron, representing the YMCA, advised that the Y is building a new facility in the downtown core with a cost of over \$13 million; that the Y has constructed facilities in various locations, but none are as much a part of a community as those located in the downtown core; and he encouraged the City to see the Queen Street Corridor Plan through.

Mr. Haydn Matthews, Executive Vice-President, Land Development, Great Gulf Group of Companies, advised Committee that First Gulf has made a major commitment to the City of Brampton; they are not interested in interrupting or destroying downtown development and stated that their application conforms with the City's new Official Plan; they have seen similar situations in other Cities where they were able to do both; they'd like their application moved forward.

Committee asked questions of several of the delegations, as well as staff. The Commissioner of Planning and Building clarified the proposed process and timing recommended by staff and detailed the issues that would be raised in the May 22nd report should Committee agree with staff's recommended course of action.

Committee requested that the City Clerk circulate paper throughout the Chambers so that all residents in attendance on this issue could record their names, addresses and telephone numbers.

At this time there was discussion of the City of London's planning report, which was submitted to Committee by Neil Davis, and the following direction was given:

Direction was given that staff get information from the City of London with respect to their restricted planning policy for areas outside the downtown core and report back to Planning and Building Committee.

The following motions were then considered:

PB078-96

That the following delegations re: **FIRST GULF BUSINESS PARK INC. - APPLICATION TO AMEND THE OFFICIAL PLAN - WARD 3** (File T2E15.5), to the Planning and Building Committee Meeting of April 15, 1996, be received:

1. Mr. Neil Davis, Davis, Webb & Schulze
2. Mr. Christopher Moon, City Core Partnership
3. Mr. Joe Harley, City Core Partnership
4. Mr. Scott Goodison, Brampton Downtown Business Association

PLANNING AND BUILDING COMMITTEE - APRIL 15, 1996

- 8 -

5. Ms. Lily Zuccarini, 5 Chickadee Crescent, Brampton
6. Mr. Bob Evans, EvansMartin, Chartered Accountants
7. Mr. Tyrrell A. Clark, Tannahill, Lockhart, Clark & Langlois
8. Mr. John Attrell, Attrell Toyota
9. Mr. Rod Hendren, Marod Holdings
10. Mrs. Betty Ghinis, Mr. Submarine
11. Mr. Tom McBarron, YMCA
12. Mr. Haydn Matthews, Great Gulf Group of Companies

CARRIED

The following was then considered:

- A. That a public meeting be held in accordance with City Council procedures without recommendation; and
- B. That the results of the public meeting not come back to Planning and Building Committee until:
 1. Staff bring forward a report pertaining to the City's commercial structure and modifications to the 1993 Official Plan related to the Central Commercial Corridor; and
 2. The Queen Street Corridor Secondary Plan has been adopted by City Council.

At the request of Committee, the motion was split and a recorded vote was taken on each item, as follows:

- PB080-96
- A. That a public meeting be held (May 1, 1996) in accordance with City Council procedures without recommendation.

ON TAKING A RECORDED VOTE, THE CITY CLERK NOTED THE MOTION "CARRIED" - 15 YEAS, 0 NAYS, 2 ABSENT, AS FOLLOWS:

YEAS

NAYS

ABSENT

B. Linton
S. Fennell
M. Moore
J. Sprovieri
J. Hutton
L. Jeffrey
P. Palleschi
D. Metzack
P. Robertson
R. Begley
G. Gibson
L. Bissell
S. Hames
G. Miles

P. Richards
B. Hunter

PLANNING AND BUILDING COMMITTEE - APRIL 15, 1996
- 9 -

B. Cowie

PLANNING AND BUILDING COMMITTEE - APRIL 15, 1996

- 10 -

- PB081-96 B. That the results of the public meeting not come back to Planning and Building Committee until:
1. Staff bring forward a report pertaining to the City's commercial structure and modifications to the 1993 Official Plan related to the Central Commercial Corridor.

ON TAKING A RECORDED VOTE, THE CITY CLERK NOTED THE MOTION
"CARRIED" - 15 YEAS, 0 NAYS, 2 ABSENT, AS FOLLOWS:

<u>YEAS</u>	<u>NAYS</u>	<u>ABSENT</u>
B. Linton		P. Richards
S. Fennell		B. Hunter
M. Moore		
J. Sprovieri		
J. Hutton		
L. Jeffrey		
P. Palleschi		
D. Metzак		
P. Robertson		
R. Begley		
G. Gibson		
L. Bissell		
S. Hames		
G. Miles		
B. Cowie		

- PB082-96 B. That the results of the public meeting not come back to Planning and Building Committee until:
2. The Queen Street Corridor Secondary Plan has been adopted by City Council.

ON TAKING A RECORDED VOTE, THE CITY CLERK NOTED THE MOTION
"CARRIED" - 9 YEAS, 6 NAYS, 2 ABSENT, AS FOLLOWS:

<u>YEAS</u>	<u>NAYS</u>	<u>ABSENT</u>
B. Linton	L. Jeffrey	P. Richards
S. Fennell	P. Palleschi	B. Hunter
M. Moore	D. Metzак	
J. Sprovieri	R. Begley	
J. Hutton	S. Hames	
P. Robertson	G. Miles	
G. Gibson		
L. Bissell		
B. Cowie		

PLANNING AND BUILDING COMMITTEE - APRIL 15, 1996

- 11 -

The following motion was presented but not voted on as it is contrary to PB081-96 and PB082-96:

Proposed Process and Timing: First Gulf Application and Official Plan Modifications:

April 15: Planning Committee approves public meeting for First Gulf Proposal, without recommendation (satisfies 90 day limit for Notice of Public Meeting - application made on January 29).

May 1: Planning Committee holds Public Meeting (satisfies 120 day limit for Holding a Public Meeting).

May 22: Planning Committee considers staff report containing notes of public meeting, and the comprehensive staff report dealing with the broader Official Plan and Central Commercial Corridor issues (pursuant to March 25 Council resolution).

Committee provides direction on modifications (if any) to be made to the Official Plan related to commercial issues - significant ones may require a public meeting in June or be combined with other major modifications requested by the Minister and presented to a July public meeting.

Committee defers First Gulf application until Official Plan issues are resolved.

June 5: Possible public meeting to deal with Official Plan modifications related to commercial issues and the Central Commercial Corridor.

June 17: Committee deals with proposed commercial modifications, and Official Plan post circulation letter and related proposed modifications - if no public meeting required, Council approves on June 24 and the Official Plan proceeds to the Minister for approval.

Committee/Council could deal with the First Gulf application in the context of the proposed Official Plan commercial modifications.

July 3: Possible public meeting dealing with proposed Official Plan modifications.

July 15: Committee approves modifications, if a public meeting was required. Final package of Official Plan modifications to the Minister, and Minister can proceed with approval of Official Plan.

If not dealt with in June, Committee makes a recommendation on First Gulf application, and Council decides on July 17 (satisfies requirement that decision be made on proposed Official Plan Amendment within 180 days).

- E 2. Correspondence from Mr. Tyrrell A. Clark, Tannahill, Lockhart, Clark & Langlois, dated March 6, 1996, re: **FIRST GULF BUSINESS PARK INC. - APPLICATION TO AMEND THE OFFICIAL PLAN - WARD 3** (File T2E15.5).

PLANNING AND BUILDING COMMITTEE - APRIL 15, 1996

- 12 -

PB079-96 That the correspondence from Mr. Tyrrell A. Clark, Tannahill, Lockhart, Clark & Langlois, dated March 6, 1996, to the Planning and Building Committee Meeting of April 15, 1996, re: **FIRST GULF BUSINESS PARK INC. - APPLICATION TO AMEND THE OFFICIAL PLAN - WARD 3** (File T2E15.5) be received.

CARRIED

E 3. Correspondence from J.A.R. Dawson, McCarthy Tetrault, dated February 21, 1996, re: **NANAKSAR GURDWARA GUR SIKH TEMPLE - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW AND TEMPORARY USE BY-LAW APPLICATION - WARD 10** (File C11E12.6 and C11E12.7).

Mr. Stephen H. Diamond, appeared representing the applicant, and requested that Committee consider holding a public meeting on their temporary use by-law application. He advised that if his clients were successful in this application, they would withdraw their application for permanent use. In addition, he reminded Committee that this site holds a tremendous religious significance for his clients as it was visited by the leader of the World Sikh Movement.

Mr. Robert Lehman, appeared on behalf of the applicant as well, and raised three issues for Committee's consideration: Equity/Fairness; Impacts of Proposed Temporary Use; and Impacts on the Rural Area. He provided Committee with additional written information, which included photos of other churches built in rural areas, and information on the religious significance of the site.

Ms. Alessandra Altobelli, voiced the concerns of the many area residents and advised Committee that they oppose the application as they believe it would contravene the temporary use by-law. They are currently experiencing disruptions to their chosen way of life, and ask that Committee uphold their earlier decision to refuse the application.

Mr. Onorio Rocca, advised Committee that a temple on this site would pose a major impact on the quiet, peaceful lifestyle of area residents and that Brampton has several more suitable locations.

Committee asked questions of the delegations and staff and discussed the issue further.

The following motions were then considered:

PB083-96 That the following delegations re: **NANAKSAR GURDWARA GUR SIKH TEMPLE - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW AND TEMPORARY USE BY-LAW APPLICATION - WARD 10** (File C11E12.6 and C11E12.7), to the Planning and Building Committee Meeting of April 15, 1996, be received:

1. Mr. Stephen H. Diamond, McCarthy Tetrault
2. Mr. Robert Lehman, Lehman & Associates
3. Ms. Alessandra Altobelli, 10287 Clarkway Drive, Brampton
4. Mr. Onorio Rocca, 8 Fitzpatrick, Brampton

CARRIED

PLANNING AND BUILDING COMMITTEE - APRIL 15, 1996

- 13 -

PB084-96 That the correspondence from J.A.R. Dawson, McCarthy Tetrault, dated February 21, 1996, to the Planning and Building Committee Meeting of April 15, 1996, re: **NANAKSAR GURDWARA GUR SIKH TEMPLE - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW AND TEMPORARY USE BY-LAW APPLICATION - WARD 10** (File C11E12.6 and C11E12.7) be received.

CARRIED

PB085-96 That the Planning and Building Committee support staff's recommendations contained in the report from P. Snape, Development Planner, dated January 10, 1996, re: **NANAKSAR GURDWARA GUR SIKH TEMPLE - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW AND TEMPORARY USE BY-LAW APPLICATION - WARD 10** (File C11E12.6 and C11E12.7), that the application to permit a new place of worship on this site is premature in the absence of a Secondary Plan for the area; and

That the application for a temporary place of worship utilizing the existing barn on the site does not satisfy the criteria in the Official Plan for the temporary use by-law.

CARRIED

* E 4. Report from R.W. Nykyforchyn, Development Planner, dated March 4, 1996, re: **IAN JOHNSON ARCHITECT INC. - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 6** (File C4W5.4).

PB067-96 That the report from R.W. Nykyforchyn, Development Planner, dated March 4, 1996, to the Planning and Building Committee Meeting of April 15, 1996, re: **IAN JOHNSON ARCHITECT INC. - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 6** (File C4W5.4) be received; and

That a Public Meeting be held in accordance with City Council procedures;

That, subject to the results of the public meeting, staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

1. The Official Plan Amendment shall expand the list of permitted uses to include a community club, a community centre, and a banquet hall/catering operation.
2. Prior to the enactment of the amending zoning by-law, the owner shall make demonstrate to the satisfaction of the Regional Health Department, that the septic system, existing or proposed for the site, has sufficient operating capacity to support the uses proposed.
3. The site specific zoning by-law shall contain the following provisions:
 - (a) Shall only be used for the following purposes:
 - (i) a dining room restaurant;
 - (ii) a community club;
 - (iii) a community centre;

PLANNING AND BUILDING COMMITTEE - APRIL 15, 1996

- 14 -

- (iv) a banquet hall with catering operation; and,
 - (v) purposes accessory to the other permitted purposes.
 - (b) Shall be subject to the requirements and restrictions contained in Section 349 of By-law 151-88, as amended, with the exception of that the maximum gross commercial floor area shall be deleted.
4. Prior to the enactment of the amending zoning by-law, the owner shall enter into a development agreement, satisfactory with the City and the Region, which shall contain the following provisions:
- (a) Prior to the issuance of a building permit, a site development plan, an access plan, a landscape and fencing plan, elevation cross section drawings, a grading and drainage plan, a fire protection plan, and an engineering and servicing plan shall be approved by the City, if required by the City, and the appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process.
 - (b) The owner shall pay all applicable City, Regional and Education development charges in accordance with their respective Development Charges By-laws when required by the City or Region.
 - (c) The owner shall pay cash-in-lieu of parkland in accordance with City policy, when required by the City.
 - (d) The owner shall agree that all lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and properties.
 - (e) The owner shall convey to the Region of Peel, a 0.3 metre reserve along the south side of Queen Street West, where it abuts the subject property, except at existing driveway locations, when required by the Region.
 - (f) The owner shall convey to the Region of Peel, a 2.76 metre road widening along the south side of Queen Street West, when required by the Region.
 - (g) The owner agrees not to claim any damages arising out of the construction of a centre median on Queen Street West restricting the Queen Street road access to right-in/right-out movements only when Queen Street is reconstructed, or should Regional Council determine such extension is required in the interest of public safety.
 - (h) The owner shall agree that any further development on the subject lands, including any additions or extensions to the existing parking area, shall be approved by the Regional Health Department, in so far as said further development impacts on the private sewage disposal system on the site.
 - (i) Prior to the issuance of any building permit, the owner shall obtain all necessary permits from the Credit Valley Conservation Authority.

PLANNING AND BUILDING COMMITTEE - APRIL 15, 1996

- 15 -

- (j) The owner shall remove any portion of the front yard patio area and fencing which encroaches on the Queen Street West right-of-way, as widened, if and when required by the Region of Peel.

CARRIED

F. PUBLIC MEETING REPORTS

- * F 1. Report from R.W. Nykyforchyn, Development Planner, dated April 4, 1996, re: **CANADIAN TIRE CORPORATION LTD. - APPLICATION TO AMEND THE ZONING BY-LAW, PART OF LOTS 2 AND 3, CONCESSION 7, N.D. - WARD 10** (File C7E2.10).

PB068-96 That the report from R.W. Nykyforchyn, Development Planner, dated April 4, 1996, to the Planning and Building Committee Meeting of April 15, 1996, re: **CANADIAN TIRE CORPORATION LTD. - APPLICATION TO AMEND THE ZONING BY-LAW, PART OF LOTS 2 AND 3, CONCESSION 7, N.D. - WARD 10** (File C7E2.10) be received;

That the application be approved, subject to the following:

- 1. The amending zoning by-law shall:
 - (a) include the parking/storage of truck/train transport containers, including motor vehicle repair as an accessory use, to the M4 uses currently permitted;
 - (b) include a provision which limits the maximum stacking height for all storage of vehicles or transport containers to 4.0 metres, except for:
 - (i) lands located a minimum distance of 175 metres from a residential zone, in which case a maximum height of 7.0 metres shall be permitted;
 - (ii) lands located a minimum distance of 175 metres from a residential zone and a minimum distance of 100 metres from a street, in which case a maximum height of 10.0 metres shall be permitted; and,
 - (iii) lands located a minimum distance of 300 metres from a residential zone and a minimum distance of 100 metres from a street, in which case a maximum height of 13.0 metres shall be permitted;
 - (c) amend M4-Section 574.2.(2) to include a provision for screening having a minimum height of 4.5 metres, which shall include a berm having a minimum height of 2.75 metres.

That staff be directed to prepare the appropriate documents for City Council's consideration.

CARRIED

PLANNING AND BUILDING COMMITTEE - APRIL 15, 1996

- 16 -

- F 2. Report from R.W. Nykyforchyn, Development Planner, dated April 4, 1996, re: **BRAMPTON PENTECOSTAL CHURCH INC. - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW, PART OF LOT 6, CONCESSION 8, N.D. - WARD 10** (File C8E6.4).

City Councillor Sprovieri referred to a letter from Leo and Carmela Pasquariello (owners of Lot 7, Concession 8, 9337 Goreway), dated April 15, 1996, outlining their concerns about the proposed barrier abutting 9337 Goreway).

- PB089-96 That the Brampton Pentecostal Church be required in the Development Agreement to provide a 6 foot high decorative brick privacy wall on the north side of their property adjoining Mr. & Mrs. Pasquariello's property (Lot 7, Concession 8, 9337 Goreway) to eliminate future long term maintenance; and

That the privacy wall be entirely on the Brampton Pentecostal Church property.

CARRIED

The following motion was then considered:

- PB090-96 That the report from R.W. Nykyforchyn, Development Planner, dated April 4, 1996, to the Planning and Building Committee Meeting of April 15, 1996, re: **BRAMPTON PENTECOSTAL CHURCH INC. - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW, PART OF LOT 6, CONCESSION 8, N.D. - WARD 10** (File C8E6.4) be received; and

That the application be approved, subject to the conditions approved by City Council on March 25, 1996 - PB044-96 and as modified at the Planning and Building Committee Meeting of April 15, 1996 - PB089-96, with the exception of Conditions 1., 4.(d), 4.(h) and 4.(m) which shall be deleted and replaced with the following:

1. The Official Plan Amendment shall amend the Goreway Drive Corridor Secondary Plan to reconfigure the land use boundaries on the subject lands (as shown on Map 6 in this report), shall delete the specific setback requirement to the lands designated Open Space, and shall reduce the Goreway Drive right-of-way width from 30.0 to 26.0 metres.
- 4.(d) The approved site development plan and/or landscaping plan shall show: (1) a 1.82 metre high decorative masonry wall where it abuts the residential property to the north, and which shall be entirely located on the subject lands; and (2) a landscaped open space buffer area having a minimum width of 6.0 metres along the north and west limit of the site and 15 metres along the southerly property limit. The latter landscaped open space buffer area shall contain a berm treatment which will be required when development occurs within 100.0 metres of the residential property to the south. The site development plan and/or access plan shall provide two access locations to the site during all phases of the development. In addition, the site development plan shall show the outside amenity areas for the residential dwellings and the boundaries of the individual condominium corporations.

PLANNING AND BUILDING COMMITTEE - APRIL 15, 1996

- 17 -

- 4.(h) The owner shall agree, to display in the sales/rental office:
- (1) the Goreway Drive Corridor Secondary Plan;
 - (2) the Airport Road/Highway Number 7 Business Centre Secondary Plan with the residential component of the subject lands outlined; and,
 - (3) a plan which indicates among other things, noise attenuation features, aircraft noise warning provisions, waste disposal locations, and on-site amenity features.
- 4.(m) The applicant shall agree to include the following warning clause in all offers of purchase and sale:
- "Purchasers are advised that aircraft noise levels may be of concern whereby occasionally interfering with some activities of the dwelling occupants."

C. That staff be directed to prepare the appropriate documents for City Council's consideration.

CARRIED

- * F 3. Report from K. Ash, Development Planner, dated April 4, 1996, re: **LDASK MBC CORPORATION - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW, PART OF LOT 10, CONCESSION 1, WHS., SOUTH-WEST CORNER OF HIGHWAY NUMBER 7 AND HURONTARIO STREET - WARD 5** (File C1W10.7).

PB069-96 That the report from K. Ash, Development Planner, dated April 4, 1996, to the Planning and Building Committee Meeting of April 15, 1996, re: **LDASK MBC CORPORATION - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW, PART OF LOT 10, CONCESSION 1, WHS., SOUTH-WEST CORNER OF HIGHWAY NUMBER 7 AND HURONTARIO STREET - WARD 5** (File C1W10.7) be received; and

That the application be approved subject to the conditions approved by City Council on March 25, 1996 - PB058-96, with the addition of the following condition:

- “4. (y) The application shall agree to provide screen fencing in locations to the satisfaction of the Commissioner of Planning and Building.”; and

That staff be directed to prepare the appropriate documents for the consideration of City Council.

CARRIED

- F 4. Report from N. Grady, Development Planner, dated April 10, 1996, re: **IMPERIAL OIL LIMITED - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW, PART OF LOT 4, CONCESSION 1, W.H.S., NORTH-EAST CORNER OF STEELES AVENUE AND MISSISSAUGA ROAD - WARD 6** (File C4W1.2).

PLANNING AND BUILDING COMMITTEE - APRIL 15, 1996

- 18 -

Mr. Neil Davis, appeared representing two owners of property located at the corner of Steeles Avenue and Mississauga Road. He wanted to bring to Committee's attention that his clients will be filing similar applications as the one filed by Imperial Oil Limited and wanted to know if the Committee was predisposed to not allowing highway commercial designations on three corners of the same intersection.

Discussion took place between Committee, Mr. Davis and staff and the following direction was given:

Direction was given that staff consider commercial development on the South West Corner of Steeles Avenue and Mississauga Road, subject to the development application.

PB086-96 That the delegation of Mr. Neil G. Davis, Davis, Webb & Schulze, to the Planning and Building Committee Meeting of April 15, 1996, re: **IMPERIAL OIL LIMITED - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW, PART OF LOT 4, CONCESSION 1, W.H.S., NORTH-EAST CORNER OF STEELES AVENUE AND MISSISSAUGA ROAD - WARD 6** (File C4W1.2) be received.

CARRIED

PB087-96 That the report from N. Grady, Development Planner, dated April 10, 1996, to the Planning and Building Committee Meeting of April 15, 1996, re: **IMPERIAL OIL LIMITED - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW, PART OF LOT 4, CONCESSION 1, W.H.S., NORTH-EAST CORNER OF STEELES AVENUE AND MISSISSAUGA ROAD - WARD 6** (File C4W1.2) be received; and

That the application be approved, subject to the conditions approved by City Council on March 25, 1996 - PB045-96; and

That staff be directed to prepare the appropriate documents for the consideration of City Council.

CARRIED

* F 5. Report from P. Snape, Development Planner, dated April 10, 1996, re: **WESTON LARKIN INC. - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW, BLOCKS 1, 2 AND 3, PART OF LOTS 14 AND 15, CONCESSION 8, N.D., EAST SIDE OF PARKSHORE DRIVE, SOUTH OF KENVIEW BOULEVARD - WARD 10** (File T8E14.6).

PB070-96 That the report from P. Snape, Development Planner, dated April 10, 1996, to the Planning and Building Committee Meeting of April 15, 1996, re: **WESTON LARKIN INC. - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW, BLOCKS 1, 2 AND 3, PART OF LOTS 14 AND 15, CONCESSION 8, N.D., EAST SIDE OF PARKSHORE DRIVE, SOUTH OF KENVIEW BOULEVARD - WARD 10** (File T8E14.6) be received; and

That the application be approved, subject to the conditions approved by City Council on March 25, 1996 - PB046-96; and

PLANNING AND BUILDING COMMITTEE - APRIL 15, 1996

- 19 -

That staff be directed to prepare the appropriate documents for the consideration of City Council.

CARRIED

- * F 6. Report from R. O'Hearn, Manager of Zoning Services, dated April 10, 1996, re: **WASTE PROCESSING AND RECYCLING OPERATIONS** (File W45).

PB071-96 That the report from R. O'Hearn, Manager of Zoning Services, dated April 10, 1996, to the Planning and Building Committee Meeting of April 15, 1996, re: **WASTE PROCESSING AND RECYCLING OPERATIONS** (File W45) be received; and

That staff be directed to prepare the appropriate documents for the consideration of City Council.

CARRIED

G. DEVELOPMENT SERVICES REPORTS

- * G 1. Report from Management and The Planning and Economic Development Team

PB072-96 That the report from Management & The Planning and Economic Development Team, to the Planning and Building Committee Meeting of April 15, 1996, recommending that the Planning and Building Committee consider reports in respect of the following, be received:

- o **TOTO SHOPPING CENTRES INC.** (File C1E10.1)
- o **SANDRINGHAM PLACE INC.** (File C4E13.1)
- o **WALKWAY CLOSURES POLICY REVIEW** (File W30).

CARRIED

- * G 2. Report from A. Rezoski, Development Planner, dated April 1, 1996, re: **TOTO SHOPPING CENTRES LIMITED - APPLICATION TO AMEND THE ZONING BY-LAW, PART OF LOT 10, CONCESSION 1, E.H.S. - WARD 5** (File C1E10.11).

PB073-96 That the report from A. Rezoski, Development Planner, dated April 1, 1996, to the Planning and Building Committee Meeting of April 15, 1996, re: **TOTO SHOPPING CENTRES LIMITED - APPLICATION TO AMEND THE ZONING BY-LAW, PART OF LOT 10, CONCESSION 1, E.H.S. - WARD 5** (File C1E10.11) be received; and

That a Public Meeting be held in accordance with City Council procedures; and

That, subject to the results of the Public Meeting, staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

1. The site specific zoning of the site shall be Highway Commercial Two - Section 281 (HC2 - Section 281) and Schedule C shall be amended to include the subject lands.

PLANNING AND BUILDING COMMITTEE - APRIL 15, 1996

- 20 -

2. Prior to the enactment of the zoning by-law, outstanding comments from the Ministry of Transportation shall be received and arrangements shall be made to the satisfaction of the Ministry to address any concerns or requirements.
3. Prior to the enactment of the zoning by-law, the applicant shall agree to revisions to the existing rezoning/site plan agreements for site plans under files SP 83-14 and SP 94-42 to include and remove the subject lands respectively.
 - (a) The revisions to the rezoning/site plan agreement for the site plan under file SP 83-14 shall include:
 - (1) Prior to the issuance of a building permit and prior to any development on the subject site, a revised site plan, fencing plan, landscape plan, grading and drainage plan, elevation cross section drawings, a fire protection plan and engineering and servicing plans, if required by the City, shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these revised plans.
 - (2) The applicant shall pay all applicable Regional, City and Education development charges in accordance with their applicable Development Charges By-laws for any additional commercial floor area.
 - (3) The applicant shall agree to grant easements, as may be required for the installation of utilities and municipal services, to the appropriate authorities.
 - (4) The applicant shall provide an on-site litter pick-up service which shall clear litter from the site at least twice-weekly.
 - (5) The application shall agree to provide a vehicular connection to the commercial development immediately to the south and east and any applicable right-of-ways and easements, if, and when, required by the City, to the satisfaction of the City and Ministry of Transportation of Ontario.
 - (6) Prior to the issuance of a building permit the applicant shall provide a certificate from a professional engineer that any additional storm water runoff can be accommodated in the storm sewer system presently in place.
 - (b) The revisions to the rezoning/site plan agreement for the site plan under file SP 94-42 shall include:
 - (1) The applicant shall agree to provide a vehicular connection to the gas bar site immediately to the north and west and any applicable right-of-ways and easements, if, and when, required by the City, to the satisfaction of the City and Ministry of Transportation of Ontario.

PLANNING AND BUILDING COMMITTEE - APRIL 15, 1996

- 21 -

- (2) The applicant shall, at their expense, arrange for the release of the subject lands to be added to the gas bar from the development agreement for the shopping centre.
- (3) Prior to the issuance of a building permit for any further construction, the applicant shall relocate the existing fire route driveway and fire hydrant located on the subject lands, to the shopping centre property.

CARRIED

- G 3. Report from K. Ash, Development Planner, dated March 14, 1996, re: **SANDRINGHAM PLACE INC. - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW, PART OF LOT 13, CONCESSION 4, E.H.S., LOTS 39 AND 45 AND BLOCKS 236 PLAN 43M-1027, SOUTH-EAST CORNER OF DIXIE ROAD AND SANDALWOOD PARKWAY - WARD 10** (File C4E13.1).

Direction was given to staff to look at access on Thunderwood and bring a report forward to the Public Meeting.

- PB088-96 That the report from K. Ash, Development Planner, dated March 14, 1996, to the Planning and Building Committee Meeting of April 15, 1996, re: **SANDRINGHAM PLACE INC. - PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW, PART OF LOT 13, CONCESSION 4, E.H.S., LOTS 39 AND 45 AND BLOCKS 236 PLAN 43M-1027, SOUTH-EAST CORNER OF DIXIE ROAD AND SANDALWOOD PARKWAY - WARD 10** (File C4E13.1) be received; and

That a Public Meeting be held in accordance with City Council procedures; and

That, subject to the results of the Public Meeting, staff be directed to prepare the appropriate amendment to the zoning by-law and that draft plan approval for the proposed plan of subdivision be subject to the following conditions:

1. The approval be based on the draft plan prepared by Bousfield, Dale-Harris, Cutler & Smith Inc. Consulting Town Planners, dated June 22, 1994 and redlined revised as follows:
 - a) Block 115 be removed and lotted for 9.0 metre wide lots;
 - b) a 3.0 metre wide walkway be shown from Street A to Dixie Road along the southerly limit of Lot 22 and be labelled "Block 118";
 - c) Block 117, Lots 113 and 114 be removed and replaced with a road having a right-of-way of 20.0 metres connecting Rainforest Drive to Street A and be labelled "Street B"; and,
 - d) Block 116 be divided into two blocks; one along Dixie Road and labelled as "Block 116" and one along Sandalwood Parkway East and labelled as "Block 119".

2. All conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives of said conditions, in accordance with the explanations for their use contained in these lists and as determined applicable by the Commissioner of Planning and Building with the following additions:

"50. The applicant shall agree in the Subdivision agreement to the satisfaction of The Dufferin-Peel Roman Catholic Separate School Board:

- a) to erect and maintain signs in English and French at all major entrances to the subdivision which shall advise prospective purchasers that:

"Lack of Provincial funding for schools requires students to be accommodated in temporary facilities elsewhere."

These signs shall be to The Dufferin-Peel Roman Catholic Separate School Board's specifications, at a location specified by the Board.

- b) to place the following warning clause in all offers of purchase and sale with respect to any residential lots on this plan until the permanent school for the area has been completed. This clause is to be inserted in English and French:

i) "Whereas, despite the best efforts of The Dufferin-Peel Roman Catholic Separate School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the area, and further, that students may later be transferred to the neighbourhood school."

ii) "That purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another designated plan convenient to the Board."

51. The applicant shall agree in the Subdivision agreement to the satisfaction of the Peel Board of Education:

- a) to erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be bused to schools, according to the Board's Transportation Policy.

The above signs are to be to the Board's specifications and at locations determined by the Board.

- b) to place the following clause in any agreement of purchase and sale entered into with respect to any lots on this plan, within a period of five years from the date of registration of the subdivision agreement:

"Whereas despite the efforts of The Peel Board of Education, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the Planning Services Department of The Peel Board of Education to determine the exact schools."

- 52. The applicant shall agree in the Subdivision agreement to the satisfaction of TransCanada Pipelines to include details with respect to the following:
 - a) All permanent structures and excavations must be located at least ten metres from the limits of our right-of-way. We recommend this ten metre development setback to ensure that there will be sufficient workspace for future maintenance and/or construction programs.
 - b) Any grading that will affect drainage on the right-of-way, regardless of whether or not the grading is conducted on the right-of-way, must receive TransCanada's prior written approval. Grading activities on the right-of-way will only be permitted when TransCanada representative is present to inspect and supervise them.
 - c) At least 7 days prior to any blasting you must provide TransCanada with an engineering report prepared by a professional engineer with a certification or specialist designation in blasting detailing the recommended charges and blasting methods, as well as recommendations regarding drill patterns; explosives and charges per hole; timing of delays; method, uses and type of matting; and the explosive agents to be used. Blasting operations must comply with requirements set out in the report and must be monitored for compliance.
 - d) Permanent fencing shall be erected and maintained by the land owner on the north side of the pipeline right-of-way, including any additional pipeline easements granted by the owner. TransCanada's Regional Office must approve the type and location of markers to be used for the demarcation of the pipeline right-of-way. A TransCanada inspector must be present during any excavation for fence posts located on the pipeline right-of-way. Regional Office requires three days notice prior to excavation.

- e) TransCanada Pipelines is regulated by the National Energy Board Act. Section 112 of this Act requires that anyone excavating with power-operated equipment or explosives within 30 metres of the pipeline must obtain leave from the National Energy Board before starting any work. To satisfy this National Energy Board condition, TransCanada's Regional Office must be notified at 1-800-827-5094 three business days before the start of any excavation using power-operated equipment and seven business days before the use of explosives within 30 metres of the pipeline.
- f) The owner shall not store any fill or building materials on the pipeline right-of-way unless written approval is obtained from TransCanada Pipelines.
- g) During construction of the site, temporary fencing must be erected and maintained along the limits of the right-of-way by the owner(s) to prevent unauthorized access by heavy machinery. The fence erected must meet TransCanada's specifications concerning type, height and location. Section 112 states that "...no person shall operate a vehicle or mobile equipment across a pipeline unless leave is first obtained from the company..."
- h) TransCanada's Regional Office must be given three business days advance notice before the commencement of any construction activities on the site.
- i) A construction schedule and any changes to this schedule should be submitted to TransCanada's Right-of-Way Department in Calgary, before the start of any construction activities at this location.
- j) The owner shall ensure that all contractor(s) and sub-contractors are fully aware of and observe the foregoing conditions.
- k) The developer or owner must invite TransCanada Pipelines to pre-job meeting prior to any construction at this site. At this meeting, TransCanada must be given the opportunity to make a presentation to all job supervisors responsible for construction on this project. This representation will be a maximum of 30 minutes in length.
- l) Copies of a reference or registered plan for this development must be sent to TransCanada's Right-of-Way department in Calgary. The owner must accurately show the location of the TransCanada Pipeline easement on the site plan."

CARRIED

PLANNING AND BUILDING COMMITTEE - APRIL 15, 1996

- 25 -

- G 4. Report from A. Rezoski, Development Planner, dated April 10, 1996, re: **WALKWAY CLOSURES POLICY REVIEW** (File W30).

Committee considered the following motion in response to concerns expressed by residents in the area of the walkway between Hyatt Drive and Castlehill Road:

- PB076-96 That the Commissioner of Works and Transportation be directed to coordinate a meeting with Area Councillors, Region of Peel Police, and Area Residents, to review the residents' concerns related to vandalism and loitering in the vicinity of the walkway between Hyatt Drive and Castlehill Road.

CARRIED

The following was then considered:

- PB077-96 That the report from A. Rezoski, Development Planner, dated April 10, 1996, to the Planning and Building Committee Meeting of April 15, 1996, re: **WALKWAY CLOSURES POLICY REVIEW** (File W30) be *referred* to the next appropriate meeting of the Works and Transportation Committee.

CARRIED

- G 5. Memo from City Councillor L. Jeffrey, dated April 11, 1996, re: **CITY OF BRAMPTON STREET NAMING POLICY** (File P20/P01).

Committee discussed the merits of the City of Brampton's having its own Street Naming Policy and considered the following motion:

- PB091-96 That the memo from City Councillor L. Jeffrey, dated April 11, 1996, to the Planning and
LOST Building Committee Meeting of April 15, 1996, re: **CITY OF BRAMPTON STREET NAMING POLICY** (File P20/P01) be received; and

Whereas staff have previously been directed to come forward with a report reviewing the City's street naming policy and procedures;

Therefore, staff is hereby directed to include a policy concerning the names of streets after elected officials while still holding office;

Further, until this policy is reviewed by City Council, staff be directed not to approve any street names bearing the names of any elected/public official who currently holds office.

LOST

- H. POLICY & RESEARCH REPORTS - nil

PLANNING AND BUILDING COMMITTEE - APRIL 15, 1996

- 26 -

I. BUILDING REPORTS

* I 1. **BUILDING PERMITS FOR THE MONTH OF MARCH, 1996** (File A20).

PB074-96 That the report on **BUILDING PERMITS FOR THE MONTH OF MARCH, 1996** (File A20), to the Planning and Building Committee Meeting of April 15, 1996, be received.

CARRIED

J. URBAN DESIGN & ZONING REPORTS - nil

K. HERITAGE BOARD MINUTES

K 1. Minutes - **HERITAGE BOARD MINUTES** - March 21, 1996

PB075-96 That the Minutes of the Heritage Board Meeting of March 21, 1996, to the Planning and Building Committee Meeting of April 15, 1996, be received; and

That the following recommendations be approved:

BH024-96 That the Agenda for the Brampton Heritage Board meeting of March 21, 1996, be approved as amended to add:

Under Delegations:

Mr. Tom Twigge, Ontario Electric Railway Historical Association, re: C.P. Railway Station
Mr. Bob Crawford, Ms. Stella Bryant and Ms. Kathy Gastle, Norval Heritage Foundation, re:
C.P. Railway Station

Under 2.0 DESIGNATION PROGRAM:

2.6 8 Queen Street East, Dominion Building (Old Post Office)

Under 5.0 OTHER BUSINESS:

5.5 Staff Roles and Responsibilities

BH025-96 That the minutes of the Brampton Heritage Board meeting held February 15, 1996, be adopted as printed.

BH026-96 That the delegations of Mr. Tom Twigge, Ontario Electric Railway Historical Association and Mr. Bob Crawford, Ms. Stella Bryant and Ms. Kathy Gastle, Norval Heritage Foundation be received and

That the report from the Ontario Electric Railway Historical Association, dated March 1996, be received, and

PLANNING AND BUILDING COMMITTEE - APRIL 15, 1996

- 27 -

That Mr. Twigge advise staff of the cost estimate for moving the station, and

That either delegation notify staff of any site visits they wish to make to determine the feasibility of moving the station, and

That staff will correspond with Kaneff Properties to request access to the property for the purpose of obtaining estimates on moving the station.

BH027-96 That the Heritage Designation Report, dated August 11, 1994, re: Ebenezer School House/Community Hall be received and

That the designation of Ebenezer School House/Community Hall be undertaken on the condition that the Community Services Department is ready to move forward on this property.

That the following recommendation be *referred* back to the Heritage Board as new legislation is expected in the near future:

BH028-96 That the Heritage Designation Report, dated March 19, 1996, re: 10325 Creditview Road, "The Breadner Homestead" be received and,

That the designation of "The Breadner Homestead" be undertaken.

CARRIED

L. CLOSED MEETING

See PB065-96, Page 4.

M. ADJOURNMENT

PB092-96 That the Planning and Building Committee do now adjourn to meet again on Monday, May 22, 1996, at 7:30 p.m., or at the call of the Chair.

CARRIED

The meeting adjourned at 11:30 p.m.

PLANNING AND BUILDING COMMITTEE MINUTES MAY 22, 1996

MEMBERS PRESENT: City Councillor G. Gibson, Vice Chair (Acting Chair)
City Councillor R. Hunter
City Councillor L. Jeffrey
City Councillor B. Linton
City Councillor M. Moore
City Councillor J. Hutton
City Councillor B. Cowie
City Councillor P. Richards
City Councillor J. Sprovieri

MEMBERS ABSENT: Regional Councillor P. Palleschi, Chair
Mayor P. Robertson
Regional Councillor R. Begley
Regional Councillor L. Bissell
Regional Councillor S. Fennell
Regional Councillor G. Miles
City Councillor D. Metzak
City Councillor S. Hames

STAFF PRESENT: J.A. Marshall, Commissioner of Planning and Building
J. Corbett, Director, Development Services
N. Grady, Planner
A. Rezoski, Development Planner
R. Bino, Manager, Development Services, Works and Transportation
K. Walsh, Director, Facility Development and Property Mgt., Comm. Servs.
J.G. Metras, Commissioner of Legal Services and City Solicitor
L.J. Mikulich, City Clerk
T. Brenton, Clerks Assistant Jr.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

The meeting was called to order at 7:40 p.m.

The meeting adjourned at 8:05 p.m.

Item	Recommendation
-------------	-----------------------

A.	PB093-96	APPROVAL OF AGENDA
D1.	PB103-96	ONTARIO SEED CLEANERS AND DEALERS LIMITED - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW AND DRAFT PLAN OF PROPOSED SUBDIVISION (File C1W16.7)
G4.	PB104-96	
F1.		FIRST GULF BUSINESS PARK INC. (File T2E15.5)
F2.	PB095-96	IAN JOHNSON ARCHITECT INC. - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 6 (File C4W5.4)

F3.	PB096-96	TOTO SHOPPING CENTRES LIMITED - APPLICATION TO AMEND THE ZONING BY-LAW - WARD 5 (File C1E10.12)
F4.	PB097-96	SANDRINGHAM PLACE - DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW (File C4E13.1)
G1.	PB098-96	REPORT FROM MANAGEMENT AND THE PLANNING AND ECONOMIC DEVELOPMENT TEAM
G2.	PB102-96	KANEFF PROPERTIES LIMITED - DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - WARD 1 (File C2E10.7)
G3.	PB099-96	TUBOLAY CONSTRUCTION INC. - PROPOSED RESIDENTIAL DRAFT PLAN OF CONDOMINIUM - WARD 10 (File C4E11.5)
G5.	PB105-96	ANDRIN MALTA AVENUE LIMITED - PROPOSED DRAFT PLAN OF RESIDENTIAL CONDOMINIUM - WARD 3 (File T1W14.16)
H1.	PB106-96	GATEWAY WEST SECONDARY PLAN AREA 40 - PROPOSED EXTENSION OF PLAN AREA BOUNDARY (File P25SP40)
H2.	PB107-96	OVERVIEW OF BILL 20 AS IT PERTAINS TO ACCESSORY DWELLING UNITS - DRAFT REGISTRATION BY-LAW (File G87)
H3.	PB100-96	1996 MISSISSAUGA CITY PLAN - CITY OF BRAMPTON COMMENTS (File P25M1)
I1.	PB101-96	BUILDING PERMITS FOR THE MONTH OF APRIL, 1996 (File A20)
J1.	PB108-96	MUNICIPAL REVIEW PROCESS, APPLICATION FOR CERTIFICATES OF APPROVAL, MINISTRY OF ENVIRONMENT AND ENERGY, WASTE PROCESSING AND TRANSFER SITES (File W45)
K1.	PB094-96	PROPOSED DEMOLITION OF THE BRAMPTON CPR STATION (File G33)
L1.	PB109-96	CHANGE IN COMMITTEE CHAIR
O.	PB110-96	ADJOURNMENT

ACTING CHAIR - CITY COUNCILLOR GIBSON

7:40 p.m. Call to Order

Members: Regional Councillor P. Palleschi, Chair*
City Councillor G. Gibson, Vice Chair (Acting Chair)
Mayor P. Robertson**
Regional Councillor R. Begley*
Regional Councillor L. Bissell*
Regional Councillor S. Fennell*
Regional Councillor G. Miles*
City Councillor R. Hunter
City Councillor L. Jeffrey
City Councillor B. Linton
City Councillor M. Moore
City Councillor J. Hutton
City Councillor B. Cowie
City Councillor P. Richards
City Councillor D. Metzak**
City Councillor J. Sprovieri
City Councillor S. Hames***

A. APPROVAL OF AGENDA

PB093-96 That the agenda for the Planning and Building Committee Meeting dated May 22, 1996 be approved as amended to add:

- D 1. Delegation - Mr. Allan N. Windrem, G.M. Sernas & Associates Ltd., re:
**ONTARIO SEED CLEANERS AND DEALERS LIMITED -
APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-
LAW - WARD 2** (File C1W16.7).
- K 1. Correspondence from Ms. Joanna Bedard, Chair, Ontario Heritage Foundation, dated May 8, 1996, re: **PROPOSED DEMOLITION OF THE BRAMPTON CPR STATION** (File G33).

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

- * The items marked with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(F2, F3, F4, G1, G3, H3, I1)

* Absent (Other Municipal Business)
** Absent
*** Absent (Vacation)

D. DELEGATIONS

- D 1. Mr. Allan N. Windrem, G.M. Sernas & Associates Ltd., (**See Item G4 - PB103-96 and PB104-96**) re: **ONTARIO SEED CLEANERS AND DEALERS LIMITED - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW AND DRAFT PLAN OF PROPOSED SUBDIVISION - WARD 2** (File C1W16.7).

E. DEFERRED/REFERRED ITEMS - nil

F. PUBLIC MEETING REPORTS

- F 1. **FIRST GULF BUSINESS PARKS INC.** (File T2E15.5).

Note: In accordance with PB081-96 and PB082-96, from the Planning and Building Committee Meeting of April 15, 1996, approved by Council on April 22, 1996, the results of the public meeting will not go back to Planning and Building Committee until the Queen Street Corridor Secondary Plan has been adopted by City Council.

- * F 2. Report from R. Nykyforchyn, Development Planner, dated May 3, 1996, re: **IAN JOHNSON ARCHITECT INC. - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 6** (File C4W5.4).

PB095-96 That the report from R. Nykyforchyn, Development Planner, dated May 3, 1996, to the Planning and Building Committee Meeting of May 22, 1996, re: **IAN JOHNSON ARCHITECT INC. - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 6** (File C4W5.4) be received; and

That the application be **deferred** to the next meeting of the Planning and Building Committee to be held on Monday, June 17, 1996 at 7:30 p.m.; and

That the deferral fees be waived.

CARRIED

- * F 3. Report from A. Rezoski, Development Planner, dated May 14, 1996, re: **TOTO SHOPPING CENTRES LIMITED - APPLICATION TO AMEND THE ZONING BY-LAW - WARD 5** (File C1E10.12).

PB096-96 That the report from A. Rezoski, Development Planner, dated May 14, 1996, to the Planning and Building Committee Meeting of May 22, 1996, re: **TOTO SHOPPING CENTRES LIMITED - APPLICATION TO AMEND THE ZONING BY-LAW - WARD 5** (File C1E10.12) be received; and

That the application be approved subject to the conditions approved by City Council on April 22, 1996 (PB073-96); and

That staff be directed to prepare the appropriate documents for the consideration of City Council.

CARRIED

- * F 4. Report from K. Ash, Development Planner, dated May 10, 1996, re: **SANDRINGHAM PLACE - DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW** (File C4E13.1).

PB097-96 That the report from K. Ash, Development Planner, dated May 10, 1996, to the Planning and Building Committee Meeting of May 22, 1996, re: **SANDRINGHAM PLACE - DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW** (File C4E13.1) be received; and

That staff be directed to report back to the Planning and Building Committee with respect to the issues raised at the Public Meeting held on May 1, 1996, when all the external comments have been obtained.

CARRIED

G. DEVELOPMENT SERVICES REPORTS

- * G 1. Report from Management and The Planning and Economic Development Team.

PB098-96 That the Report from Management and The Planning and Economic Development Team, to the Planning and Building Committee Meeting of May 22, 1996, recommending that the Planning and Building Committee consider reports in respect of the following, be received:

- o **KANEFF PROPERTIES** (File C2E10.7)
- o **TUBOLAY CONSTRUCTION INC.** (File C4E11.5)
- o **ONTARIO SEED CLEANERS AND DEALERS LIMITED** (File C1W16.7)
- o **ANDRIN MALTA AVENUE LIMITED** (File T1W14.16)

CARRIED

- G 2. Report from N. Grady, Planner, dated May 14, 1996, re: **KANEFF PROPERTIES LIMITED - DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - WARD 1** (File C2E10.7).

Staff responded to questions posed by Committee and clarified several points at Committee's request.

PB102-96 That the report from N. Grady, Planner, dated May 14, 1996, to the Planning and Building Committee Meeting of May 22, 1996, re: **KANEFF PROPERTIES LIMITED - DRAFT PLAN OF PROPOSED SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - WARD 1** (File C2E10.7) be received; and

That City Council confirm that the 853 unit residential development proposed by Kaneff Properties Limited is a residential infilling of a small site which has merit for the City; and

That a public meeting be held in accordance with City Council procedures; and

That, subject to the results of the public meeting, staff be directed to prepare an appropriate amending zoning by-law and that draft approval of the proposed plan of subdivision be subject to the following conditions:

1. The approval be based on the draft plan prepared by Glen Schnarr and Associates dated August 29, 1995, and redline revised as follows:
 - a) the term "Park" shall be deleted from Block 228, and Block 228 shall be re-labelled "Open Space/Lake";
 - b) a 90 metre wide block shall be shown along the southern boundary of Block 222, and labelled "Buffer Block 240";
 - c) a 0.3 metre reserve block shall be shown at the southerly terminus of Street "A" and labelled "Block 241";
 - d) a 0.3 metre reserve shall be shown along the westerly and southerly boundary of Convenience Commercial Block 226 and labelled "Block 242";
 - e) Street "B" east of Street "A" be increased in right-of-way width from 20 metres to 23 metres;
 - f) Walkway Blocks 229 and 230 shall be deleted, and replaced with a 7.0 metre wide walkway between lots 50 and 51 labelled "Block 230-Walkway";
 - g) a 90 metre wide block shall be shown along the southerly boundary of 228 and labelled "Buffer Block 239";
 - h) the "Land Use Schedule" portion of the plan be revised to reflect the foregoing revisions; and
2. All conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives of said conditions, in accordance with the explanations for their use contained in this list and as determined applicable by the Commissioner of the Planning and Building Department with the following additions:
 - "(67) Water quantity and quality for the Esker Lake South and the associated storm water management facilities must be monitored by the owner for a 15 year period from the date of issuance of building permits and any remedial works as approved by the Commissioner of the Works and Transportation Department shall be completed by the owner at his cost."
 - "(68) The applicant shall provide walkway access to Ashurst Park to Block 228 from the north side of lot 106 ensuring that the walkway system proposed around the lake will connect to Street "B" at this point and will ensure that this walkway connects to the existing walkway in Ashurst Park through Block 230- Walkway, to the Satisfaction of the Commissioner of the Community Services Department."

-
- "(69) The applicant shall provide, at his cost, an at grade crossing at Bovaird Drive to the satisfaction of the Commissioner of the Community Services Department."
- "(70) The applicant shall demonstrate to the satisfaction of the Commissioner of the Community Services Department how the subdivision plan will be phased with respect to the interim and ultimate development of Block 228."
- "(71) The applicant shall agree that no building permits shall be issued until storm water management facilities to the satisfaction of the Commissioner of the Works and Transportation Department are made available."
- "(72) A portion of Block 228 as deemed appropriate for parks and recreational facilities by the Commissioner of the Community Services Department shall be conveyed to the City for park purposes and shall be shown on the final plan as separate block(s), in a condition satisfactory to the City."
- "(73) A portion of Block 228 as deemed appropriate for lake, stormwater detention and water quality facilities by the Commissioner of the Works and Transportation Department shall be conveyed to the City as a separate block (s) in a condition satisfactory to the City and at no cost to the City and shall be shown as separate block(s) on the final plan."
- "(74) A clause shall be included, in **CAPITAL AND BOLD TYPE** in all offers of purchase and sale, and in all rental agreements for all residential lots, blocks and dwelling units within the subdivision plan , notifying purchasers and tenants that:
- "An active gravel pit is located immediately to the south of the subdivision, and although the Secondary Plan provides for the eventual rehabilitation of the gravel pit for predominantly residential purposes, the gravel pit is anticipated to be in operation for an indefinite period of time, and accordingly, residents may experience noise, dust and other impacts associated with the gravel pit operation."
- "(75) Prior to the issuance of a building permit, a temporary berm, including landscaping, shall be constructed and maintained on the subject lands at the owners expense along the southerly boundary of the plan to the satisfaction of the City, the Ministry of the Environment and Energy and the Ministry of Natural Resources to mitigate impacts between aggregate uses and the subject lands. The temporary berm shall be removed by the owner at his expense only upon the approval of the City, the Ministry of the Environment and Energy, and the Ministry of Natural Resources."; and

That the applicant acknowledge, and the Region of Peel be advised, that the outstanding approval of the Esker Lake South Secondary Plan, and, the outstanding comments and requirements of the Ministry of the Environment and Energy, the Ministry of Natural Resources, the Ministry of Transportation and the Dufferin-Peel Roman Catholic Separate School Board may require further revisions to the plan, in which case the City of Brampton requests the opportunity to further review the draft plan and recommended conditions.

CARRIED

- * G 3. Report from P. Snape, Development Planner, dated April 22, 1996, re: **TUBOLAY CONSTRUCTION INC. - PROPOSED RESIDENTIAL DRAFT PLAN OF CONDOMINIUM - WARD 10** (File C4E11.5).

PB099-96 That the report from P. Snape, Development Planner, dated April 22, 1996, to the Planning and Building Committee Meeting of May 22, 1996, re: **TUBOLAY CONSTRUCTION INC. - PROPOSED RESIDENTIAL DRAFT PLAN OF CONDOMINIUM - WARD 10** (File C4E11.5) be received; and

That the Region of Peel be advised that the City has no objection to the approval of draft plan of condominium, file number 21CDM 96 501B, subject to the following conditions:

1. The approval applies to the draft plan of condominium prepared by Rady-Pentek and Edward Surveying Limited (Job No. 93-111) certified November 23, 1995;
2. The applicant shall agree that all addresses shall be established by the Street Numbering Committee and shall agree to address all dwelling units in accordance with those established by the Committee;
3. The applicant shall agree to provide on-site signage which identifies the parking spaces which are required for visitor parking; and
4. Prior to registration, the Region of Peel is to be advised by the City of Brampton that conditions 1 to 3 have been satisfied.

CARRIED

- G 4. Report from A. Rezoski, Development Planner, dated May 14, 1996, re: **ONTARIO SEED CLEANERS AND DEALERS LIMITED - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW AND DRAFT PLAN OF PROPOSED SUBDIVISION - WARD 2** (File C1W16.7) (See Delegation D1).

Mr. Allan N. Windrem, of G.M. Sernas & Associates Ltd., appeared on behalf of the applicant, Ontario Seed Cleaners and Dealers Limited, and responded to questions and concerns raised by Committee with respect to fire protection services. Mr. Windrem agreed on behalf of the applicant to meet within the next two to three weeks with the Fire Department and staff of the Planning and Building Department to discuss these concerns.

PB103-96 That the delegation of Mr. Allan N. Windrem, G.M. Sernas & Associates Ltd., to the Planning and Building Committee Meeting of May 22, 1996, re: **ONTARIO SEED CLEANERS AND DEALERS LIMITED - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW AND DRAFT PLAN OF PROPOSED SUBDIVISION - WARD 2** (File C1W16.7) be received.

CARRIED

PB104-96 That the report from A. Rezoski, Development Planner, dated May 14, 1996, to the Planning and Building Committee Meeting of May 22, 1996, re: **ONTARIO SEED CLEANERS AND DEALERS LIMITED - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW AND DRAFT PLAN OF PROPOSED SUBDIVISION - WARD 2** (File C1W16.7) be received; and

That a public meeting be held in accordance with City Council procedures; and

That, subject to the results of the public meeting, staff be directed to prepare appropriate amendments to the Official Plan and zoning by-law and that draft plan approval be subject to the conditions listed below.

Prior to the enactment of the zoning by-law, the applicant shall obtain a letter from the abutting owner to the north agreeing to the inclusion of Blocks 247 and 248 on Registered Plan 43M-1175 within the zoning by-law for the subject proposal and agreeing to a change in the zoning of said block to be consistent with the zoning of the abutting blocks within the subject plan.

1. The approval be based on the draft plan prepared by G. M. Sernas & Associates, dated May 18, 1995, and red-lined revised as follows:
 - (a) Block 275 (walkway) between lot 216 and blocks 217 and 276 be relocated to between lots 199 and 200;
 - (b) revise Street F and Blocks 255, 265 and 267 such that detached dwelling units back onto the railway and the lots have a minimum width of 11 metres and a minimum depth of 37.5 metres, the Street has a right-of-way of 20 metres and the park does not have frontage on Street F;
 - (c) a 3 metre wide buffer block abutting the cemetery be added where it abuts lots 196 to 199 and be labelled Block 270A;
 - (d) a 0.3 metre reserve be placed along the west limit of the widened Highway 10;
 - (e) the 0.3 metre reserve be extended to include the street frontage of lots 115 to 180;
 - (f) the width of buffer blocks 269 and 270 be reduced from 14 metres to 7 metres; and
 - (g) 10 metre radius daylight roundings be added at the north-west and north-east corners of Street A and the widened limit of Wanless Road.

2. All conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives of said conditions, in accordance with the explanations for their use contained in these lists and as determined applicable by the Commissioner of Planning and Building with the following additions:
 - "60. The applicant shall provide temporary turn arounds at the end of Streets E and F to the satisfaction of the City Works and Transportation Department.
 61. The applicant shall prepare a separate reference plan to provide a registrable legal description for the gratuitous conveyance of the cemetery to the City and shall gratuitously convey the cemetery to the City.
 62. The applicant shall install a 1.2 metre high black vinyl chain link fence along all property boundaries for the abutting cemetery where noise abatement fencing is not being provided. Access to the cemetery shall be provided with a lockable gate wide enough to provide access for maintenance vehicles.
 63. Prior to the issuance of any building permits, the applicant shall agree to bring the existing seed cleaning plant up to Building and Fire Code requirements, including, but not limited to a fire alarm system, a fully sprinklered system as per N.F.P.A. standards, and connection to the Regional water supply, to the satisfaction of the Commissioner of Community Services.
 64. The applicant shall erect and maintain information signs in English and French at all major entrances to the proposed development advising that "Lack of Provincial funding for schools requires students to be accommodated in temporary facilities elsewhere". These signs, shall be to the Dufferin-Peel Roman Catholic Separate School Board's specifications, at locations determined by the Board and erected prior to registration.
 65. The applicant shall include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed. The clauses are to be inserted in English and French.
 - (a) "Where despite the best efforts of the Dufferin-Peel Roman Catholic Separate School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bused to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school".

- (b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another designated place convenient to the Board".

66. The developer shall erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some children from the subdivision will have to be accommodated in temporary facilities and bused to school, according to the Peel Board of Education's Transportation Policy.

The above signs are to be to the Board's specifications and at locations determined by the Board.

67. The Peel Board of Education requires that the following clause be placed in any agreement of purchase and sale entered into with respect to any lots on this plan, within a period of five years from the date of registration of the above subdivision agreement:

'Whereas, despite the efforts of The Peel Board of Education, sufficient accommodation will not be available for all anticipated students in neighbourhood schools, you are hereby notified that all students will be accommodated in temporary facilities and bused to schools outside of the area, according to the Board's Transportation Policy. Students from this area are advised to contact the Planning Department of The Peel Board of Education for specific information.'

This plan of subdivision proposes a number of units for which there is no available accommodation. The Board will, therefore, be utilizing portable accommodation and bussing to holding schools until justification and funding for a new school is available from the Ministry of Education.

The Board may be forced to rely on the following condition to ensure that satisfactory arrangements are in place for students generated by this plan of subdivision.

68. The development of the subject lands shall be staged in accordance with the availability of satisfactory school accommodation.
69. Prior to final approval, a 0.3 metre reserve block along the widened limit of Highway 10 be conveyed by deed to the Ministry of Transportation of Ontario. This reserve shall be shown as a block on the final plan.
70. Prior to final approval, a copy of the grading and drainage plan must be submitted to the Ministry of Transportation of Ontario for their review and approval.

-
71. Prior to final approval, the owner shall submit a copy of a traffic impact study to the Ministry of Transportation of Ontario addressing the impact of traffic from this development upon the intersection of Wanless Drive and Highway 10.
72. Prior to final registration of the plan of subdivision, or any on-site grading, the Ministry of Natural Resources shall approve the following reports describing:
- (a) the manner in which stormwater will be conveyed from the site, including any stormwater management techniques that may be required, in accordance with the Ministry of Environment and Energy Stormwater Management Practices Planning and Design Manual, June 1994.
 - (b) the impact of the proposed stormwater management techniques on the water quality of receiving waters as it relates to fish and fish habitat.
- Note: Stormwater will not be permitted to enter the watercourse untreated, both during or after development.
73. That this plan be subject to redline revisions to accommodate stormwater management facilities, if required as a result of the requirements of Condition 72.
74. That sufficient lands for a stormwater management purposes if required as a result of the reports prepared in Condition 72 above be placed in the appropriate zoning category.
75. That the owner agree in the subdivision agreement, in wording acceptable to the Ministry of Natural Resources:
- (a) to cause to be carried out the works referred to in Condition 72; and
 - (b) to maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the Ministry of Natural Resources.
76. The applicant shall include, in bold type, in all offers of purchase and sale and in all rental agreements for all residential lots, blocks and dwelling units west of Street A, a statement notifying purchasers of the presence of the seed cleaning plant.
77. The berming required for construction of the noise wall adjacent to the rail corridor will not form part of the parkland dedication. The berm/slope will be constructed at a slope of 4:1 or less. The applicant is required to landscape the berm

with a combination of deciduous and evergreen trees at his expense and to integrate it with the park landscaping design.

78. The berm, or combination berm and noise attenuation fence, having extensions or returns at the ends, shall be erected on adjoining property, parallel to the railway right-of-way with construction according to the following specifications:
 - a) Minimum total height 4.0 metres above top-of-rail;
 - b) Berm minimum height 2.0 metres and side slopes not steeper than 2.5 to 1.
 - c) Fence, or wall, to be constructed without openings and of a durable material weighing not less than 20 kg. per square metre (4lb/sq.ft.) of surface area.

No part of berm/noise barrier is to be constructed on railway property.

A clause shall be inserted in all offers of sale and purchase or lease, and be registered on title or included in the lease for each dwelling affected by any noise and vibration attenuation measures, advising that any berm, fencing, or vibration isolation features implemented are not to be tampered with or altered, and further that the owner shall have the sole responsibility for and shall maintain these features.

Dwellings shall be constructed such that the interior noise levels meet the criteria of the appropriate Ministry. A noise study shall be carried out by a professional noise consultant to determine what impact, if any, railway noise would have on residents of proposed subdivision and to recommend mitigation measures if required. The recommendations of the study shall be implemented.
79. The setback of dwellings from the railway right-of-way shall be a minimum of 15 metres. While no dwelling shall be closer to the right-of-way than the specified setback, an unoccupied building, such as a garage, may be built closer. The 2.0 metre high earth berm adjacent to the right-of-way must be provided in all instances.
80. Ground vibration transmission shall be estimated through site tests. If in excess of the acceptable levels, all dwellings within 75 metres of the nearest track shall be protected. The measures employed may be:
 - a) Support the building on rubber pads between the foundation and the occupied structure so that the maximum vertical natural frequency of the structure on the pads is 12 Hz;

- b) Insulate the building from the vibration originating at the railway tracks by an intervening discontinuity or by installing adequate insulation outside the building, protected from the compaction that would reduce its effectiveness so that vibration in the building became unacceptable; or
 - c) Other suitable measures that will retain their effectiveness over time.
- 81. A clause shall be inserted in all offers to purchase, agreements of sale and purchase or lease and in the title deed or lease of each dwelling, warning prospective purchasers or tenants of the existence of the Railway's operating right-of-way; the possibility of alterations including the possibility that the Railway may expand its operations, which expansion may effect the living environment of the residents notwithstanding the inclusion of noise and vibration attenuating measures in the design of the subdivision and individual units, and that the Railway will not be responsible for complaints or claims arising from the use of its facilities and/or operations.
- 82. Any proposed alterations to the existing drainage pattern affecting railway property shall receive prior concurrence from the Railway, and be substantiated by a drainage report to be reviewed by the Railway.
- 83. A 1.83 metre high chain link fence shall be constructed and maintained along the common property line of the Railway and the development by the developer at his expense, and the developer is made aware of the necessity of including a covenant running with the lands, in all deeds, obliging the purchasers of the land to maintain the fence in a satisfactory condition at their expense.
- 84. Any proposed utilities under or over railway property to serve the development shall be approved prior to their installation and be covered by the Railway's standard agreement.
- 85. In order that the overall gross residential density cap of 6.6 units per acre is not exceeded, the applicant shall agree that no more than 20 dwelling units will be constructed on the seed cleaning plant lands when they are redeveloped.
- 86. The applicant shall provide a retaining wall along the west and north limit of the cemetery to the satisfaction of the Commissioner of Planning and Building.
- 87. The applicant shall acquire that part of Block 247 on Registered Plan 43M-1127 which abuts Block 267, include said part on the final plan for registration and convey said part to the City for park purposes. This conveyance shall be included as part of the required parkland conveyance.

88. Prior to the registration of the plan, arrangements shall be made for the installation of at source noise mitigation measures for the seed cleaning plant and Brampton Brick plant to the satisfaction of the City and the Ministry of Environment and Energy.
89. The applicant shall convey buffer Block 268 along the Canadian Pacific Railway to the Canadian Pacific Railway; and

That City Council confirm that the residential development proposed by Ontario Seed Cleaners and Dealers Limited resulting in a total of 303 units is a residential infilling of a small site which has merit for the City.

OR

That City Council confirm that the residential development proposed by Ontario Seed Cleaners and Dealers Limited resulting in a total of 303 units is not a residential infilling of a small site which has merit for the City and that the Region be requested not to draft approve the plan until advised by the City that the Council of the City of Brampton is satisfied that the City wide transportation system has sufficient committed capacity to accommodate the residential development.”

CARRIED

- G 5. Report from N. Grady, Planner, dated May 13, 1996, re: **ANDRIN MALTA AVENUE LIMITED - PROPOSED DRAFT PLAN OF RESIDENTIAL CONDOMINIUM - WARD 3** (File T1W14.16).

Staff responded to Committee's questions on this report.

- PB105-96 That the report from N. Grady, Planner, dated May 13, 1996, to the Planning and Building Committee Meeting of May 22, 1996, re: **ANDRIN MALTA AVENUE LIMITED - PROPOSED DRAFT PLAN OF RESIDENTIAL CONDOMINIUM - WARD 3** (File T1W14.16) be received; and

That the Region of Peel be advised that the City has no objection to the approval of draft plan of condominium under file number 21CDM 96-502B, subject to the following conditions:

1. This approval applies to the draft plan of condominium prepared by R. Avis Surveying Limited (Project Number 1132-0) dated February 26, 1996.
2. The applicant shall agree that all addresses shall be established by the City Street Numbering Committee and shall agree to address all dwelling units in accordance with those established by the Committee.
3. The applicant shall agree to provide on site signage which identifies the parking spaces which are required for visitor parking.

4. Prior to registration, the Region of Peel is to be advised by the City of Brampton that conditions 1 to 3 all inclusive, have been carried out to the City's satisfaction.

CARRIED

H. POLICY AND RESEARCH REPORTS

- H 1. Report from D. Saltel, Policy Planner, dated May 15, 1996, re: **GATEWAY WEST SECONDARY PLAN AREA 40 - PROPOSED EXTENSION OF PLAN AREA BOUNDARY** (File P25SP40).

PB106-96 That the report from D. Saltel, Policy Planner, dated May 15, 1996, to the Planning and Building Committee Meeting of May 22, 1996, re: **GATEWAY WEST SECONDARY PLAN AREA 40 - PROPOSED EXTENSION OF PLAN AREA BOUNDARY** (File P25SP40) be received; and

That the boundaries of the Gateway West Secondary Plan Area 40 be amended to include the lands north of Steeles Avenue, west of Chinguacousy Road and south of the Canadian Pacific Railway line; and

That, if the subject boundary extension delays the progress of the original Gateway West Secondary Plan Area 40 in any manner, the Gateway West Secondary Plan proceed without the extension area; and

That the City will attempt to provide for the equitable sharing of pertinent consultants costs amongst all benefitting landowners within the amended Gateway West Secondary Plan Area 40 and Credit Valley Secondary Plan Area 45/46.

CARRIED

- H 2. Report from City Councillor P. Richards, Ward 11 and C. Saunders, Policy Planner, dated May 15, 1996, re: **OVERVIEW OF BILL 20 AS IT PERTAINS TO ACCESSORY DWELLING UNITS - DRAFT REGISTRATION BY-LAW** (File G87).

PB107-96 That the report from City Councillor P. Richards, Ward 11 and C. Saunders, Policy Planner, dated May 15, 1996, to the Planning and Building Committee Meeting of May 22, 1996, re: **OVERVIEW OF BILL 20 AS IT PERTAINS TO ACCESSORY DWELLING UNITS - DRAFT REGISTRATION BY-LAW** (File G87) be received; and

That the draft by-law for registration of two-unit houses be approved and forwarded to Council for enactment.

CARRIED

Note: Committee gave direction to staff to refer the fee structure back to the next meeting of the Planning and Building Committee to be held on Monday, June 17, 1996 at 7:30 p.m.

- * H 3. Report from D. Waters, Policy Planner, dated May 15, 1996, re: **1996 MISSISSAUGA CITY PLAN - CITY OF BRAMPTON COMMENTS** (File P25M1).

PB100-96 That the report from D. Waters, Policy Planner, dated May 15, 1996, to the Planning and Building Committee Meeting of May 22, 1996, re: **1996 MISSISSAUGA CITY PLAN - CITY OF BRAMPTON COMMENTS** (File P25M1) be received; and

That the Minister of Municipal Affairs and Housing be requested to modify Section 4.9, Transportation, Subsection 4.9.2, General Policies, of the 1996 Mississauga City Plan to add a policy to:

“acknowledge where there is a transition of function and right-of-way widths at or near municipal boundaries, a suitable transition between right-of-way widths and cross-section designs will be accommodated in consultation with the municipalities involved.”; and

That the Minister of Municipal Affairs and Housing be requested to modify Schedule 7 (City Bicycle and Pedestrian Route Spines Long Term Concept) of the 1996 Mississauga City Plan by schematically recognizing a connection between the bicycle and pedestrian routes in the vicinity of the Etobicoke Creek, Winston Churchill Boulevard and Finch Avenue north of Derry Road and the Parkway Belt to denote recognition of the desirability of a Brampton and Mississauga interconnection in these general locations; and

That the report from D. Waters, Policy Planner, dated May 15, 1996, re: **1996 MISSISSAUGA CITY PLAN - CITY OF BRAMPTON COMMENTS** (File P25M1), be forwarded to the Minister of Municipal Affairs and Housing, to the City of Mississauga, and to the Region of Peel for their information and consideration.

CARRIED

I. BUILDING REPORTS

- * I 1. **BUILDING PERMITS FOR THE MONTH OF APRIL, 1996** (File A20).

PB101-96 That the report on Building Permits for the Month of April, 1996 (File A20), to the Planning and Building Committee Meeting of May 22, 1996, be received.

CARRIED

J. URBAN DESIGN AND ZONING REPORTS

- J 1. Report from R. O’Hearn, Manager, Zoning Services, dated April 17, 1996, re: **MUNICIPAL REVIEW PROCESS, APPLICATION FOR CERTIFICATES OF APPROVAL, MINISTRY OF ENVIRONMENT AND ENERGY, WASTE PROCESSING AND TRANSFER SITES** (File W45).

PB108-96 That the report from R. O'Hearn, Manager, Zoning Services, dated April 17, 1996, to the Planning and Building Committee Meeting of May 22, 1996, re: **MUNICIPAL REVIEW PROCESS, APPLICATION FOR CERTIFICATES OF APPROVAL, MINISTRY OF ENVIRONMENT AND ENERGY, WASTE PROCESSING AND TRANSFER SITES** (File W45) be received; and

That the Commissioner of Planning and Building be authorized to respond directly to the Ministry of Environment and Energy's requests for comments regarding applications for certificates of approval for waste disposal sites (processing and transfer); and

That Public Information Meetings no longer be required for certificates of approval for waste disposal sites (processing and transfer).

CARRIED

K. HERITAGE BOARD MINUTES

K 1. Correspondence from Ms. Joanna Bedard, Chair, Ontario Heritage Foundation, dated May 8, 1996, re: **PROPOSED DEMOLITION OF THE BRAMPTON CPR STATION** (File G33).

PB094-96 That the Correspondence from Ms. Joanna Bedard, Chair, Ontario Heritage Foundation, dated May 8, 1996, to the Planning and Building Committee Meeting of May 22, 1996, re: **PROPOSED DEMOLITION OF THE BRAMPTON CPR STATION** (File G33) be received and **referred** to Legal Services.

CARRIED

L. OTHER BUSINESS

L 1. **CHANGE IN COMMITTEE CHAIR**

Acting Committee Chair, City Councillor Gibson, announced that as the current Vice-Chair, he would assume the Chair of the Planning and Building Committee, effective June 1, 1996, in accordance with Council Policy. He then opened up the nominations for Vice Chair.

City Councillor Cowie nominated City Councillor Jeffrey, who consented to the nomination. There being no further nominations, City Councillor Jeffrey was elected Vice-Chair of the Planning and Building Committee for the period effective June 1, 1996 to the end of this Council's term on November 30, 1997.

PB109-96 That, in accordance with the process for a change in Committee Chair, as contained in the document entitled "Member of Council, Role and Responsibilities", approved by Council on October 19, 1994, City Councillor G. Gibson assume the Chair of the Planning and Building Committee, effective June 1, 1996 until the end of this Council's term on November 30, 1997; and

That, as elected by the Planning and Building Committee on May 22, 1996, City Councillor Jeffrey be appointed Vice Chair of the Planning and Building Committee, effective from June 1, 1996 until the end of this Council's term on November 30, 1997.

CARRIED

M. QUESTION PERIOD

- M 1. City Councillor Cowie asked if a staff report on walkways would be going forward to the next meeting of the Planning and Building Committee to be held on June 17, 1996 and it was confirmed by Commissioner Marshall that report was expected for the next meeting.
- M 2. City Councillor Sprovieri asked that the record of the May 1, 1996 Planning Public Meeting be corrected to reflect that he was in attendance and this was noted by staff.

N. CLOSED MEETING - nil

O. ADJOURNMENT

PB110-96 That the Planning and Building Committee do now adjourn to meet again on Monday, June 17, 1996, or at the call of the Chair.

CARRIED

PLANNING AND BUILDING COMMITTEE MINUTES JUNE 17, 1996
--

MEMBERS PRESENT: City Councillor G. Gibson (Chair)
City Councillor L. Jeffrey (Vice Chair)
Mayor P. Robertson
Regional Councillor R. Begley
Regional Councillor L. Bissell
Regional Councillor S. Fennell
Regional Councillor G. Miles
Regional Councillor P. Palleschi
City Councillor R. Hunter
City Councillor B. Linton
City Councillor M. Moore
City Councillor J. Hutton
City Councillor B. Cowie
City Councillor P. Richards
City Councillor D. Metzak (Arrived at 7:40 p.m.)
City Councillor J. Sprovieri
City Councillor S. Hames

STAFF PRESENT: J. Marshall, Commissioner of Planning and Building
J. Metras, Commissioner of Legal Services & City Solicitor
J. Corbett, Director, Development Services
B. Winterhalt, Director of Planning Policy and Research
K. Walsh, Director, Facility Development and Property Mgt., Comm. Servs.
C. Brawley, Manager, Land Use Policy
R. Bino, Manager, Development Services, Works and Transportation
N. Grady, Planner
A. Rezoski, Development Planner
E. Collie, Clerks Assistant Intermediate
T. Brenton, Clerks Assistant Jr.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

The meeting was called to order at 7:35 p.m.

The meeting adjourned at 9:45 p.m.

Item	Recommendation
-------------	-----------------------

A.	PB111-96	APPROVAL OF AGENDA
D1.	PB118-96	ONTARIO SEED CLEANERS AND DEALERS LIMITED, APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW AND DRAFT PLAN OF PROPOSED SUBDIVISION - WARD 2 (File C1W16.7)
F1.	PB119-96	
E1.	PB112-96	IAN JOHNSON ARCHITECT INC., APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 6 (File C4W5.4)

F2.	PB113-96	KANEFF PROPERTIES LIMITED AND GRAHAM BROS. CONSTRUCTION LIMITED, DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - WARD 1 (File C2E10.7)
F3.	PB120-96	SANDRINGHAM PLACE INC., DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - WARD 10 (File C4E13.1)
G1.	PB114-96	REPORT FROM MANAGEMENT AND THE PLANNING AND ECONOMIC DEVELOPMENT TEAM.
G2.	PB121-96 PB122-96	ROYAL BANK OF CANADA, APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 2 (File C1W13.2)
G3.	PB123-96	717495 ONTARIO LIMITED (GLENROSE PARK DEVELOPMENTS), APPLICATION TO AMEND THE ZONING BY-LAW - WARD 6 (File C1W9.14)
G4.	PB115-96	18 KARAT DEVELOPMENTS INC., PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - WARD 10 (File C5E11.10)
H1.	PB124-96	ADMINISTRATION PROCESS AND FEE SCHEDULE FOR BY-LAW 92-96, THE BY-LAW FOR THE REGISTRATION OF TWO-UNIT HOUSES (BASEMENT APARTMENTS) (File G02/G87)
H2.	PB125-96	CITY OF BRAMPTON OFFICIAL PLAN - RESPONSE TO CIRCULATION COMMENTS AND COMPREHENSIVE SET OF MINISTER'S MODIFICATIONS (File P25)
H3.	PB126-96	CITY OF BRAMPTON COMMENTS ON REGION OF PEEL OFFICIAL PLAN (File P25RE)
H4.	PB116-96	STATUS AND MANAGEMENT OF PLAN PREPARATION AND APPROVAL PROCESSES (REGIONAL OFFICIAL PLAN, BRAMPTON OFFICIAL PLAN AND KEY SECONDARY PLANS, INCLUDING THE CENTRAL COMMERCIAL CORRIDOR PLAN) (File P25)
I1.	PB117-96	BUILDING PERMITS FOR THE MONTH OF MAY, 1996 (File A20)
K1.	PB127-96	HERITAGE BOARD MINUTES - MAY 16, 1996
L1.	PB128-96	WALKWAY CLOSURE POLICY AND PROCEDURES REVIEW (File W01/W30)
L2.	PB129-96	PUBLIC MEETING NOTIFICATION PROCEDURES - STATUS UPDATE (File P01/G05)

- | | | |
|-----|----------|---|
| L3. | PB130-96 | AGRICULTURAL LAND USE PERMISSIONS (File G02/B05) |
| L4. | PB131-96 | NOTICE OF MOTION RE: REQUEST TO PROVINCE FOR
REMOVAL OF "LIMITED ACCESS HIGHWAY"
DESIGNATION FROM HIGHWAY 10 (BOVAIRD TO
SNELGROVE) (File W30/P10) |
| O. | PB132-96 | ADJOURNMENT |

CHAIR - CITY COUNCILLOR GIBSON

7:35 p.m. Call to Order

A. APPROVAL OF AGENDA

PB111-96 That the agenda for the Planning and Building Committee Meeting dated June 17, 1996, be approved as amended to add:

- L 4. Motion re: **REQUEST TO PROVINCE FOR REMOVAL OF "LIMITED ACCESS HIGHWAY" DESIGNATION FROM HIGHWAY 10 (BOVAIRD TO SNELGROVE)** (File W30/P10).

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

- * The items marked with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(E1, F2, G1, G4, H4, I1)

D. DELEGATIONS

- D 1. Ms. Janice Robinson, Vice President, Planning, Kerbel Group, **(See Public Meeting Report F1 - PB118-96 and PB119-96)**, re: **ONTARIO SEED CLEANERS AND DEALERS LIMITED, APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW AND DRAFT PLAN OF PROPOSED SUBDIVISION - WARD 2** (File C1W16.7).

E. DEFERRED/REFERRED ITEMS

- * E 1. Report from R. Nykyforchyn, Development Planner, dated June 11, 1996, re: **IAN JOHNSON ARCHITECT INC., APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 6** (File C4W5.4).

PB112-96 That the report from R. Nykyforchyn, Development Planner, dated June 11, 1996, to the Planning and Building Committee Meeting of June 17, 1996, re: **IAN JOHNSON ARCHITECT INC., APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 6** (File C4W5.4) be received; and

That the application from Ian Johnson Architect Inc. to amend the Official Plan and Zoning By-Law be **deferred** to the next meeting of the Planning and Building Committee to be held on Thursday, July 11, 1996 at 3:00 p.m.

CARRIED

F. PUBLIC MEETING REPORTS

- F 1. Report from A. Rezoski, Planner, dated June 10, 1996, re: **ONTARIO SEED CLEANERS AND DEALERS LIMITED, APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW AND DRAFT PLAN OF PROPOSED SUBDIVISION - WARD 2** (File C1W16.7) (See Delegation D1).

Ms. Janice Robinson, Vice President, Planning, Kerbel Group, appeared on behalf of Brampton Brick Limited and advised Committee that they are no longer requesting a deferral of this application, as was stated in their letter of June 4, 1996, rather they ask that Committee revise two of the conditions approved by City Council on May 27, 1996 - PB104-96. Specifically, they request that Condition 76 be expanded to include Brampton Brick as part of the warning clause, and Condition 88 be expanded to include "and Brampton Brick Limited" after "Ministry of Environment and Energy".

After discussion and following clarification from staff, the following were considered:

- PB118-96 That the delegation of Ms. Janice Robinson, Vice President, Planning, Kerbel Group, to the Planning and Building Committee Meeting of June 17, 1996, re: **ONTARIO SEED CLEANERS AND DEALERS LIMITED, APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW AND DRAFT PLAN OF PROPOSED SUBDIVISION - WARD 2** (File C1W16.7) be received.

CARRIED

- PB119-96 That the report from A. Rezoski, Planner, dated June 10, 1996, to the Planning and Building Committee Meeting of June 17, 1996, re: **ONTARIO SEED CLEANERS AND DEALERS LIMITED, APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW AND DRAFT PLAN OF PROPOSED SUBDIVISION - WARD 2** (File C1W16.7) be received; and

That the application be approved subject to the conditions approved by City Council on May 27, 1996 - PB104-96, with the following modifications:

Delete condition 63 and replace it with the following:

- "63. Prior to the issuance of any building permits for Blocks 255, 265 and 277, the application shall agree to bring the existing seed cleaning plant up to Building and Fire Code requirements, including, but not limited to a fire alarm system, a fully sprinklered system as per N.F.P.A. standards, and connection to the Regional water supply, to the satisfaction of the Commissioner of Community Services."; and

Delete condition 76 and replace it with the following:

- "76. The applicant shall include, in bold type, in all offers of purchase and sale and in all rental agreements for all residential lots, blocks and dwelling units west of Street A, a statement notifying purchasers of the presence of the seed cleaning plant, and purchasers on the south side of Streets B and E shall be notified of the presence and possible future expansion of Brampton Brick Limited brick manufacturing plant"; and

Delete condition 88 and replace it with the following:

“88. Prior to registration of the plan, arrangements shall be made for the installation of at source noise mitigation measures for the seed cleaning plant and Brampton Brick plant to the satisfaction of the City and the Ministry of Environment and Energy, in consultation with Brampton Brick Limited”; and

That staff be directed to prepare the appropriate documents for the consideration of City Council.

CARRIED

- * F 2. Report from N. Grady, Development Planner, dated June 11, 1996, re: **KANEFF PROPERTIES LIMITED AND GRAHAM BROS. CONSTRUCTION LIMITED, DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - WARD 1** (File C2E10.7).

PB113-96 That the report from N. Grady, Development Planner, dated June 11, 1996, to the Planning and Building Committee Meeting of June 17, 1996, re: **KANEFF PROPERTIES LIMITED AND GRAHAM BROS. CONSTRUCTION LIMITED, DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - WARD 1** (File C2E10.7) be received; and

That the draft approval of proposed plan of subdivision be subject to the conditions approved by City Council on May 27, 1996 - PB102-96, with the following revisions:

1. Delete condition 19 and replace it with the following:

“19. The owner shall not remove any trees or topsoil from the land within the plan or start any final grading of the land within the plan, prior to registration of the plan, without the approval of the City including entering into a preliminary subdivision agreement if required by the City.”

2. Delete condition 36 and replace it with the following:

“36. The applicant shall agree that in the event that any block proposed for school purposes is not acquired by the Peel Board of Education or The Dufferin-Peel Roman Catholic School Board, the block shall be released for medium density residential development compatible with, and suitable for integration with abutting development.”

3. Delete condition 39 and replace it with the following:

“39. Prior to the submission of any final grading and servicing plans, and prior to the registration of the plan, arrangements shall be made to the satisfaction of the City for the preservation of as many trees as possible identified by the City, as desirable for preservation. In this regard the applicant shall be required to identify on the grading and drainage plans, and the landscaping plans, the trees to be retained and the methodology proposed for their retention. This methodology shall include individual tree preservation plans illustrating proposed building sites and working envelopes, existing and proposed grades and the trees to be protected or removed and shall be supported by a

hydrologists report which recommends appropriate subdivision and grading techniques for the maintenance of existing surface runoff or ground water conditions necessary for the long term preservation of the trees identified for retention. All preservation and tree protection measures are to be installed and inspected by the City prior to pre-servicing of the subdivision.”

4. Delete condition 68 and replace it with the following:

“68. The applicant shall provide walkway access to Ashurst Park to Block 228 from the north side of lot 106 ensuring that the walkway system proposed around the lake will connect to Street "B" at this point to the satisfaction of the Commissioner of the Community Services Department, this will ensure that this walkway can be connected to the existing walkway in Ashurst Park through Block 230- Walkway.”; and

That the Works and Transportation Department review the requested revision to condition 67 and the provisions in the Secondary Plan in this regard, and the additional condition requested by R.E. Winter and Associates Ltd.. Further, the Commissioner of Planning and Building shall be authorized to request any revisions or addition to the conditions of draft approval as recommended by the Works and Transportation Department dealing with these matters.

CARRIED

- F 3. Report from K. Ash, Development Planner, dated June 11, 1996, re: **SANDRINGHAM PLACE INC., DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - WARD 10** (File C4E13.1).

PB120-96 That the report from K. Ash, Development Planner, dated June 11, 1996, to the Planning and Building Committee Meeting of June 17, 1996, re: **SANDRINGHAM PLACE INC., DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - WARD 10** (File C4E13.1) be received; and

That staff be directed to meet on an informal basis with the area residents to discuss access alternatives to the proposed subdivision; and

That staff be directed to report back to Planning and Building Committee regarding the issues in Section 3.0 of the staff report dated June 17, 1996, when the informal meeting with area residents has occurred.

CARRIED

G. DEVELOPMENT SERVICES REPORTS

- * G 1. Report from Management and The Planning and Economic Development Team.

PB114-96 That the Report from Management and The Planning and Economic Development Team, to the Planning and Building Committee Meeting of June 17, 1996, recommending that the Planning and Building Committee consider reports in respect of the following, be received:

- o **ROYAL BANK OF CANADA** (File C1W13.12)

- o **717495 ONTARIO LIMITED (GLENROSE PARK DEVELOPMENTS)**
(File C1W9.14)
- o **18 KARAT DEVELOPMENTS INC.** (File C5E11.10)

CARRIED

- G 2. Report from P. Snape, Development Planner, dated June 11, 1996, re: **ROYAL BANK OF CANADA, APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 2** (File C1W13.12).

Discussion took place between Committee and staff with respect to the preparation of Market Studies on the parcel of land subject to this application, as well as two other parcels of land for which the applicant will be submitting applications.

- PB121-96 That staff require the applicant (Royal Bank of Canada) to prepare a comprehensive Market Study for all three development parcels, taking into consideration the proposed development of the proposed hierarchy planned as part of the Fletchers Meadow Secondary Plan Area; and

That this study be considered with studies being conducted in Area 44; and

That the application proceed to a Public Meeting in accordance with City Council procedures.

CARRIED

Committee then considered the following:

- PB122-96 That the report from P. Snape, Development Planner, dated June 11, 1996, to the Planning and Building Committee Meeting of June 17, 1996, re: **ROYAL BANK OF CANADA, APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 2** (File C1W13.12) be received; and

That a Public Meeting be held in accordance with City Council procedures; and

That, subject to the results of the public meeting, the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

1. The designation of subject lands in the 1984 Official Plan and the Sandalwood Industrial East Secondary Plan be amended to "Commercial" with a specific policy statement permitting industrial uses as alternative uses;
2. Prior to the enactment of the amending by-law, the applicant shall submit an addendum to the traffic study verifying, to the satisfaction of the City, that traffic impact is satisfactory based upon the Traffic Division's recommended access scheme.
3. The zoning by-law shall be amended the following manner:
 - 3.1 by changing the zoning designation of the lands to SC - Special Section;

3.1.1 shall only be used for either:

- (a) the purposes permitted by the SC zone plus a fast food restaurant, a place of commercial recreation, a temporary open air market, a gas bar, a motor vehicle or boat sales establishment, a motor vehicle repair shop, a motor vehicle or boat parts and accessory sales establishment, a motor vehicle washing establishment, a tools and equipment rental establishment, a banquet hall, a commercial school, and an art gallery.

or

- (b) the purposes permitted by "Industrial Four A - Section 186 Zone" (M4A - Sec. 186).

3.1.2 shall be subject to the following requirements and restrictions:

- (a) in respect of the permitted purposes in 3.1.1 (a):
 - (1) the maximum gross leasable commercial floor area on the overall lands within the SC - Special Section zone shall be 7,432 square metres; and
 - (2) the requirements and restrictions of the SC zone and the general requirements and restrictions of the by-law which are not in conflict with that in 3.1.2 (a)(1);
- (b) in respect of the permitted purposes in 3.1.1 (b):
 - (1) the corresponding requirements and restrictions of the M4A - Section 186 Zone.

4. Prior to the enactment of the zoning by-law, the applicant shall enter into an agreement with the City which shall include the following:

- (a) Prior to the issuance of a building permit, a site development plan, landscaping, grading and storm drainage plan, elevation and cross section drawings, a fire protection plan, and engineering and servicing plans shall be approved by the City, and appropriate securities shall be deposited with the City, to ensure implementation of these plans in accordance with the City's site plan review process.
- (b) The applicant shall pay all applicable Regional, City and Educational development charges in accordance with their respective Development Charges By-laws.
- (c) The applicant shall grant easements, as may be required, for the installation of utilities and municipal services, to the appropriate authorities.
- (d) The applicant shall pay cash-in-lieu of parkland in accordance with City policy.

- (e) All lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and properties.
- (f) The applicant shall provide an on-site litter pick-up service which shall clear litter from the sites at least twice-weekly; and
- (g) The applicant shall agree that access to the subject property shall be as follows:

Sandalwood Parkway - one right-in/right-out access;

Van Kirk Drive - one full movement access.

- h) The applicant shall agree to undertake, or provide cash-in-lieu thereof, any necessary road improvements in conjunction with the development of the subject properties, to the satisfaction of the City.

CARRIED

- G 3. Report from N. Grady, Planner, dated June 11, 1996, re: **717495 ONTARIO LIMITED (GLENROSE PARK DEVELOPMENTS), APPLICATION TO AMEND THE ZONING BY-LAW - WARD 6** (File C1W9.14).
- PB123-96 That the report from N. Grady, Planner, dated June 11, 1996, to the Planning and Building Committee Meeting of June 17, 1996, re: **717495 ONTARIO LIMITED (GLENROSE PARK DEVELOPMENTS), APPLICATION TO AMEND THE ZONING BY-LAW - WARD 6** (File C1W9.14) be received; and

That City Council confirm that the additional 58 unit residential development proposed by 717495 Ontario Limited is a residential infilling of a small site which has merit for the City; and

That a public meeting be held in accordance with City Council procedures; and

That, subject to the results of the public meeting, staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:
 - 1. The amending zoning by-law shall contain the following provisions:
 - (a) shall only be used for the following purposes:
 - (1) a semi-detached dwelling;
 - (2) an auxiliary group home; and,
 - (3) purposes accessory to the other permitted purposes.
 - (b) shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area:

Interior Lot - 490 square metres and 245 square metres square per dwelling unit.

Corner Lot - 545 square metres and 273 square metres per dwelling unit.
- (2) Minimum Lot Width:

Interior Lot - 13.5 metres and 6.75 metres per dwelling unit.

Corner Lot - 14.6 metres and 7.30 metres for the dwelling unit closest to the flankage lot line.
- (3) Minimum Lot Depth - 30 metres.
- (4) Minimum Front Yard Depth - 6.0 metres to a garage, and 4.0 metres to the front wall of the dwelling.
- (5) Minimum Interior Side Yard - 1.2 metres except where the common wall of the semi-detached dwelling units coincide with a side lot line, the side yard may be 0 metres.
- (6) Minimum Exterior Side Yard Width - 2.85 metres for proposed lots 50 and 51 only, whereas the remaining corner lots shall be 3.0 metres.
- (7) Minimum Rear Yard Depth - 7.6 metres.
- (8) Maximum Building Height - 10.6 metres .
- (9) Minimum Landscaped Open Space- 50 percent of the front yard of an interior lot, 60 percent of the front yard of an exterior lot, or 40 percent of the front yard of a lot where the side lot lines converge towards the front lot line.
- (10) Where a garage faces a side lot line the minimum setback to the front of the garage shall be 6.0 metres.
- (11) For an interior lot, where the portion of a garage door is 3.0 metres or closer to the front lot line than the front wall of the dwelling unit itself, the garage door width shall not exceed 40 percent of the lot width.
- (12) Shall also be subject to the requirements and restrictions relating to the R2A zone and all the general provisions of By-law 151-88, which are not in conflict with the ones set out above.

2. Prior to the enactment of the zoning by-law, the applicant shall enter into a development agreement with the City which shall include the following:

- (1) The applicant shall satisfy all financial, landscaping, engineering and other requirements of the City of Brampton and the Region of Peel, including the payment of Regional, City and Educational Development Charges, in accordance with the respective Development Charges By-law.
- (2) The applicant shall agree to grant easements as may be required for the installation of utilities and municipal services, to the appropriate authorities.
- (3) Prior to the issuance of a building permit, the location and configuration of driveways for semi-lots 26, 27, 50 and 51 shall be approved by the Commissioner of the Works and Transportation Department.
- (4) The applicant shall agree that all addresses shall be established by the City Street Numbering Committee and shall agree to address all dwelling units in accordance with those established by the Committee.
- (5) The applicant shall prepare a revised servicing plan, including the necessary securities and administration fee(s) to the satisfaction of the Commissioner of the Works and Transportation Department and the Region of Peel Works Department.
- (6) The applicant shall include, in all offers of purchase and sale, in **BOLD AND UPPER CASE** a clause which indicates that the purchaser agree that for the purpose of transportation to school, children will meet the bus on roads presently in existence or at another designated place convenient to the School Board.

CARRIED

- * G 4. Report from K. Ash, Development Planner, dated June 5, 1996, re: **18 KARAT DEVELOPMENTS INC., PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - WARD 10** (File C5E11.10).

PB115-96 That the report from K. Ash, Development Planner, dated June 5, 1996, to the Planning and Building Committee Meeting of June 17, 1996, re: **18 KARAT DEVELOPMENTS INC., PROPOSED DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - WARD 10** (File C5E11.10) be received; and

That a Public Meeting be held in accordance with City Council procedures; and

That, subject to the results of the Public Meeting, staff, be directed to prepare the appropriate amendment to the zoning by-law and that draft plan approval for the proposed plan of subdivision be subject to the following conditions:

1. The approval be based on the draft plan prepared by J.D. Barnes Limited, dated May 1, 1996 and revised May 29, 1996 and redlined revised as follows:
 - a) Block 415 be labelled "Church Reserve";
 - b) Block 418 be deleted;

-
- c) Block 423 be extended to include all road frontages of Block 415;
 - d) Block 420 be deleted and labelled Street G;
 - (e) 0.3 metre reserves be shown at the north end of Street G, at the south end of Dandelion Road, at the east ends of Street D and Larkspur Road and be labelled Blocks 420, 424, 425 and 426 respectively;
 - (f) Block 421 be deleted and labelled Street H; and,
 - (g) A 0.3 metre reserve be shown along the east side of Street H and labelled Block 421.
2. All conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives of said conditions, in accordance with the explanations for their use contained in these lists and as determined applicable by the Commissioner of Planning and Building with the following additions:
- “32. The applicant shall provide, at their expense, a temporary play facility within the church block, Block 415, in a location and design to the satisfaction of the Commissioner of Community Services. The applicant will be required to grade and sod the site and construct a senior play structure with playbase. The applicant shall provide a granular walkway connection from the play facility to Larkspur Road, to Street A in the vicinity of Lots 4 to 9 and to Street C in the vicinity of Lots 321 to 327. A concept plan for this play facility shall be approved prior to the registration of the plan.”
 - “35. The applicant shall agree to erect a sign on Block 415 in the vicinity of the temporary play facility and include a statement in bold type in all offers of purchase and sale for Lots 1 to 9, 320 to 328 and 43 to 52 indicating that this area may be used as a temporary play facility until the Neighbourhood Park to the north adjacent to the elementary school site on Sunnymeadow Boulevard and the parkette to the southeast, on Sunnymeadow Boulevard are constructed.
 - 36. The applicant shall agree to erect a sign on Lots 4 to 9 and Lots 321 to 327 and include a statement in bold type in all offers of purchase and sale for Lots 1 to 3, 10 to 13, 37 to 39, 318 to 330 and Lots 379 to 382, all inclusive indicating that temporary walkway access will be provided in the location of Lots 4 to 9 and Lots 321 to 327 from Streets A and C to the temporary play facility within Block 415 until the Neighbourhood Park to the north and the Parkette to the southeast, on Sunnymeadow Boulevard, are constructed.
 - 37. Lots 4 to 9 and Lots 321 to 327, all inclusive, shall be reserved to facilitate temporary walkway connections to the temporary play facility within Block 415 until the temporary walkway locations from Block 415 to Streets A and C have been established to the satisfaction of the Commissioner of Community Services.”

“68. The applicant shall agree in the Subdivision agreement to the satisfaction of The Dufferin-Peel Roman Catholic Separate School Board:

- (a) to erect and maintain signs in English and French at all major entrances to the subdivision which shall advise prospective purchasers that:

“Lack of Provincial funding for schools requires students to be accommodated in temporary facilities elsewhere.”

These signs shall be to The Dufferin-Peel Roman Catholic Separate School Board’s specifications, at a location specified by the Board.

- (b) to place the following warning clause in all offers of purchase and sale with respect to any residential lots on this plan until the permanent school for the area has been completed. This clause is to be inserted in English and French:

- i) “Whereas, despite the best efforts of The Dufferin-Peel Roman Catholic Separate School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the area, and further that students may later be transferred to the neighbourhood school.”

- ii) “That purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another designated plan convenient to the Board.”

CARRIED

H. POLICY AND RESEARCH REPORTS

- H 1. Report from City Councillor P. Richards and C. Saunders, Policy Planner, dated June 12, 1996, re: **ADMINISTRATION PROCESS AND FEE SCHEDULE FOR BY-LAW 92-96, THE BY-LAW FOR THE REGISTRATION OF TWO-UNIT HOUSES (BASEMENT APARTMENTS)** (File G02/G87).

Committee held a lengthy discussion and received clarification from staff on the Administration Process and Fee Schedule. A suggestion was made that individual Committee members wishing further clarification, should speak directly to Janice Atwood-Petkovski, Corporation Counsel and Director of Enforcement and/or Cathy Saunders, Policy Planner.

PB124-96 That the report from City Councillor P. Richards and C. Saunders, Policy Planner, dated June 12, 1996, to the Planning and Building Committee Meeting of June 17, 1996, re: **ADMINISTRATION PROCESS AND FEE SCHEDULE FOR BY-LAW 92-96, THE BY-LAW FOR THE REGISTRATION OF TWO-UNIT HOUSES (BASEMENT APARTMENTS)** (File G02/G87) be received; and

That the Administration Process for the registration of two-unit houses be adopted as the City of Brampton's methodology for implementing Registration By-Law 92-96; and

That the Fee Schedule for Registration By-Law 92-96 be finalized and forwarded to Council for enactment.

CARRIED

H 2. Report from S. Hill, Policy Planner, dated June 12, 1996, re: **CITY OF BRAMPTON OFFICIAL PLAN - RESPONSE TO CIRCULATION COMMENTS AND COMPREHENSIVE SET OF MINISTER'S MODIFICATIONS** (File P25).

PB125-96 That the report from S. Hill, Policy Planner, dated June 12, 1996, to the Planning and Building Committee Meeting of June 17, 1996, re: **CITY OF BRAMPTON OFFICIAL PLAN - RESPONSE TO CIRCULATION COMMENTS AND COMPREHENSIVE SET OF MINISTER'S MODIFICATIONS** (File P25) be received; and

That the Minister's modifications proposed in Appendix 2 to the June 12, 1996 staff report be endorsed in principle, subject to further discussion and refinement; and

That staff be directed to defer the holding of a Public Meeting until a separate staff report dealing with the Economic Base section of the Plan has been considered, and that the comprehensive set of all proposed minister's modifications to the Plan then be presented to a Public meeting for review and comment; and

That staff provide a report as soon as possible for Planning and Building Committee and Council consideration dealing with the Economic Base section of the Plan and with all outstanding issues related to the commercial/industrial land use structure of the Plan, and also addressing any unresolved or outstanding issues arising from this report; and,

That staff be directed to report back to Planning and Building Committee as soon as possible on the results of the Public Meeting and with the final comprehensive set of minister's modifications to the Plan for adoption and subsequent forwarding to the Minister of Municipal Affairs and Housing for approval; and

That staff organize an informal Public Information Meeting for the residents and land owners between Castlemore Road to the South, Mayfield Road to the North, Clarkway Drive to the West and Highway 50 to the East, to inform residents of the Highway 427 extension in the Official Plan; and that this meeting be held at Castlemore Public School before the Public Meeting dealing with the 1993 Official Plan; and that the cost of mailing the notices be shared between the City and Regional Councillors of the Ward.

CARRIED

H 3. Report from C. Brawley, Manager, Land Use Policy, dated June 12, 1996, re: **CITY OF BRAMPTON COMMENTS ON REGION OF PEEL OFFICIAL PLAN** (File P25RE).

PB126-96 That the report from C. Brawley, Manager, Land Use Policy, dated June 12, 1996, to the Planning and Building Committee Meeting of June 17, 1996, re: **CITY OF BRAMPTON COMMENTS ON REGION OF PEEL OFFICIAL PLAN** (File P25RE) be received; and

That policies 5.2.2.4, 5.2.2.5 and any other references to a Brampton 20 year urban growth line in the Regional Plan be deleted; and

That Schedule B of the Regional Official Plan be modified to illustrate the Queen Street Corridor as the conceptual Regional Urban Node in Brampton; and

That the glossary definition of Minor Development be modified by deleting the words "relatively minor"; and

That the Region be advised that City planning staff are continuing to search for an acceptable approach to the Highway 427 extension issue which may require some further modification to the Regional Official Plan; and

That this report be sent to the Ministry of Municipal Affairs and Housing, and copied to the Region of Peel, City of Mississauga and Town of Caledon as the formal position of the City of Brampton respecting the adopted Regional Official Plan.

CARRIED

* H 4. Report from B. Winterhalt, Director of Planning Policy and Research, dated June 13, 1996, re: **STATUS AND MANAGEMENT OF PLAN PREPARATION AND APPROVAL PROCESSES (REGIONAL OFFICIAL PLAN, BRAMPTON OFFICIAL PLAN AND KEY SECONDARY PLANS, INCLUDING THE CENTRAL COMMERCIAL CORRIDOR PLAN)** (File P25).

PB116-96 That the report from B. Winterhalt, Director of Planning Policy and Research, dated June 13, 1996, to the Planning and Building Committee Meeting of June 17, 1996, re: **STATUS AND MANAGEMENT OF PLAN PREPARATION AND APPROVAL PROCESSES (REGIONAL OFFICIAL PLAN, BRAMPTON OFFICIAL PLAN AND KEY SECONDARY PLANS, INCLUDING THE CENTRAL COMMERCIAL CORRIDOR PLAN)** (File P25) be received; and

That staff and all other affected parties be urged to maintain their efforts and to deal with their interests in a flexible manner to secure the earliest possible Ministry approval of the Regional Official Plan, the Brampton Official Plan, and all secondary plans adopted by Council or expected to be adopted in the near future; and

That the public release of a staff level secondary plan draft of the Downtown Brampton portion of the Central Commercial Corridor Plan be approved and announced for purposes of inviting participation in a preliminary round of consultation with the Central Commercial Corridor Steering Committee prior to staff's finalization of a report to Planning and Building Committee and Council; and

That this informal consultation process be generally structured in accordance with the specific steps outlined in this staff report of June 13, 1996

CARRIED

I. BUILDING REPORTS

* I 1. **BUILDING PERMITS FOR THE MONTH OF MAY, 1996** (File A20).

PB117-96 That the report on **BUILDING PERMITS FOR THE MONTH OF MAY, 1996** (File A20), to the Planning and Building Committee Meeting of June 17, 1996, be received.

CARRIED

J. URBAN DESIGN AND ZONING REPORTS - nil

K. HERITAGE BOARD MINUTES

K 1. Minutes - **HERITAGE BOARD** - May 16, 1996

PB127-96 That the Minutes of the Heritage Board Meeting of May 16, 1996, Recommendations BH029-96 to BH033-96, to the Planning and Building Committee Meeting of June 17, 1996, be received; and

That the following recommendations be approved:

BH029-96 That the Agenda for the Brampton Heritage Board meeting of May 16, 1996, be approved as amended to:

Add under 6.0 Correspondence:

- 9.2 Correspondence from Anthony Butler Architect Inc. dated April 17, 1996, re: C.P. Railroad Station
- 9.3 Correspondence from the Ministry of Citizenship, Culture and Recreation, dated May 6, 1996, re: Tariff Fee - Land Registry Offices.
- 9.4 Correspondence from McCormick Rankin Consulting Engineers and Planners dated May 7, 1996, re: Highway 407 to Steeles Ave. - Environmental Assessment.
- 9.5 Invoice for 3 Peel County Historical Atlas
- 9.6 Correspondence from Eire Stone Masonry Ltd., dated April 1996 re: C.P. Railway Station.
- 9.7 Correspondence from the Ontario Heritage Foundation dated May 8, 1996, re: C.P. Railway Station.
- 9.8 Correspondence from Heather Broadbent, Chair of C.H.C., dated May 6, 1996 re: Invitation to the 17th Annual Familiarization Tour May 24, 1996.
- 9.9 Calendar of Events from Black Creek Pioneer Village
- 10.0 News Release from the Government of Canada re: Atomic Energy of Canada
- 10.1 Correspondence from the Ministry of Citizenship, Culture and Recreation dated May 1, 1996, re: Preserving Ontario's Architecture Designated Property Grants Program
- 10.2 Minutes of Meeting, for the Friends of Bovaird House dated May 7, 1996.
- 10.3 Correspondence from the Heritage Board to Bob Cranch, dated May 14, 1996 re: Ebenezer School House.

3.0 Public Awareness Program

- 3.3 Town of Caledon Tour
- 3.4 Goodram Mansion - 2nd Line/Old Derry Road

5.0 Other Business

- 5.7 Format of Agenda

And to Delete:

2.2 Designated Property Grants

- 2.2.1 St. Paul's United Church - 30 Main Street South
- 2.2.2 Octagonal House - 8280 Heritage Road
- 2.2.3 Elliott Homestead - 10464 Torbram Road
- 2.2.4 The Boyle House - 44 Main Street South
- 2.6 8 Queen Street East, Dominion Building (Old Post Office)
- 3.2 Region of Peel Heritage Conference - Update
- 5.6 Payment of receipt to D. Saltel, dated April 3, 1996, re: Peel County Historical Atlas

- BH031-96 That Susan DiMarco of the B.I.A. and Bob Crouch of the Churchville Heritage Committee be contacted to gain support for the implementation of plaques being purchased by owners of prominent heritage properties.
- BH032-96 That the resignation of B. Crouch dated February 16, 1996, be accepted, and

That correspondence be sent to B. Crouch thanking him for his dedicated service to the Brampton Heritage Board and inviting him to continue as an ex-officio member.
- BH033-96 That the correspondence to the Brampton Heritage Board at its meeting of May 16, 1996, be received as listed; and

That the following recommendation be **referred** back to the Brampton Heritage Board:
- BH030-96 That the Heritage Designation Report, dated March 19, 1996, re: 10325 Creditview Road, "The Breadner Homestead" be received and,

That the designation of "The Breadner Homestead" be undertaken.

CARRIED

L. OTHER BUSINESS

- L 1. Report from J. Corbett, Director, Planning and Development Services, dated June 5, 1996, re: **WALKWAY CLOSURE POLICY AND PROCEDURES REVIEW** (File W01/W30).

- PB128-96 That the report from J. Corbett, Director, Planning and Development Services, dated June 5, 1996, to the Planning and Building Committee Meeting of June 17, 1996, re: **WALKWAY CLOSURE POLICY AND PROCEDURES REVIEW** (File W01/W30) be received and no action be taken.

CARRIED

- L 2. Report from J. Corbett, Director, Planning and Development Services, dated June 10, 1996, re: **PUBLIC MEETING NOTIFICATION PROCEDURES - STATUS UPDATE** (File P01/G05).
- PB129-96 That the report from J. Corbett, Director, Planning and Development Services, dated June 10, 1996, to the Planning and Building Committee Meeting of June 17, 1996, re: **PUBLIC MEETING NOTIFICATION PROCEDURES - STATUS UPDATE** (File P01/G05) be received; and

That the existing public participation procedures contained in the City's Official Plan be retained, including the following major steps:

- (I) The lands subject to an application are identified with prescribed signage within 14 days, with the date of the application clearly indicated;
- (II) The Director of Planning and Development Services notifies affected Regional and City Councillors of the receipt of the application;
- (III) The affected Regional/City Councillors may choose to hold informal public information meetings at their discretion;
- (IV) Interested residents may appear as formal delegations before Planning and Building Committee, City Council or at the formal public meeting convened under the Planning Act. Planning and Building Committee/City Council may defer an application at any time to facilitate public input or consultation;
- (V) In accordance with the City's alternative procedures (enabled by the Planning Act) a minimum of 12 days notice shall be provided for formal public meetings; and
- (VI) Council will not adopt/enact an amendment to the Official Plan/Zoning By-Law within 30 days of the date of notice for the formal public meeting.

CARRIED

- L 3. Report from J. Corbett, Director, Planning and Development Services, dated June 11, 1996, re: **AGRICULTURAL LAND USE PERMISSIONS** (File G02/B05).
- PB130-96 That the report from J. Corbett, Director, Planning and Development Services, dated June 11, 1996, to the Planning and Building Committee Meeting of June 17, 1996, re: **AGRICULTURAL LAND USE PERMISSIONS** (File G02/B05) be received; and

That staff be directed to amend the City's Comprehensive Zoning By-Laws to permit agricultural activities on lands designated for industrial, commercial, institutional (including school sites) and rural estate holding areas of 10 acres or more in area, on an as-of-right basis, for a temporary two year period; and

That for all areas except rural estate holding zones, agricultural uses would be permitted subject to the following criteria:

- (I) Permitted agricultural activities shall not include livestock operations; and,
- (II) No buildings or structures shall be permitted in conjunction with agricultural activities; and

That a public meeting be convened in accordance with City Council procedures.

CARRIED

- L 4. Motion re: **REQUEST TO PROVINCE FOR REMOVAL OF "LIMITED ACCESS HIGHWAY" DESIGNATION FROM HIGHWAY 10 (BOVAIRD TO SNELGROVE)** (File W30/P10).

PB131-96 That the following Motion as proposed by Mayor Robertson to the Planning and Building Committee Meeting of June 17, 1996, re: **REQUEST TO PROVINCE FOR REMOVAL OF "LIMITED ACCESS HIGHWAY" DESIGNATION FROM HIGHWAY 10 (BOVAIRD TO SNELGROVE)** (File W30/P10) be placed on the June 24, 1996 Council Agenda for consideration:

"WHEREAS Highway 7 through Woodbridge is no longer a limited access highway because it is built up with development on both sides of the roadway; and

WHEREAS Highway 10 from Bovaird to Snelgrove is built up with development on both sides of the roadway;

THEREFORE BE IT RESOLVED THAT the City of Brampton requests the Minister of Transportation to remove the "limited access highway" designation from Highway 10 (Bovaird to Snelgrove) and allow a reasonable number of business accesses on a site-by-site application basis."

CARRIED

M. QUESTION PERIOD

- M 1. City Councillor Sprovieri asked for information on additional parking required for convertible homes. **The Commissioner of Planning and Building responded that he would check into this and get back to City Councillor Sprovieri directly.**
- M 2. City Councillor Jeffrey asked about the issue of the noise walls on Primrose Crescent - whether a report will be going forward to Council or to Committee. **The Commissioner of Planning and Building responded that the issue is scheduled for discussion at Management Team on June 18, 1996.**

N. CLOSED MEETING - nil

O. ADJOURNMENT

PB132-96 That the Planning and Building Committee do now adjourn to meet again on Thursday, July 11, 1996, at 3:00 p.m., or at the call of the Chair.

CARRIED

PLANNING AND BUILDING COMMITTEE MINUTES JULY 11, 1996
--

MEMBERS PRESENT: City Councillor G. Gibson (Chair)
City Councillor L. Jeffrey (Vice Chair)
Mayor P. Robertson
Regional Councillor R. Begley
Regional Councillor L. Bissell
Regional Councillor S. Fennell
Regional Councillor G. Miles
Regional Councillor P. Palleschi
City Councillor R. Hunter
City Councillor B. Linton
City Councillor M. Moore
City Councillor J. Hutton
City Councillor B. Cowie
City Councillor P. Richards
City Councillor J. Sprovieri
City Councillor S. Hames

MEMBERS ABSENT: City Councillor D. Metzak

STAFF PRESENT: J. Marshall, Commissioner of Planning and Building
J.G. Metras, Commissioner of Legal Services & City Solicitor
J. Corbett, Director, Development Services
B. Winterhalt, Director of Planning Policy and Research
K. Walsh, Director, Facility Development and Property Mgt.
W. Lee, Director, Urban Design and Zoning
K. Zammit, Deputy City Clerk
T. Brenton, Clerks Assistant Jr.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

The meeting was called to order at 3:07 p.m.

The meeting adjourned at 5:25 p.m.

Item	Recommendation
A.	PB133-96 APPROVAL OF AGENDA
D1.	PB134-96 AGRICULTURAL LAND USE PERMISSIONS (File G02/B05)
F1.	PB135-96
D2.	PB147-96 TELE-COMMUNICATIONS TOWERS AND SYSTEMS (File
J1.	A46)
E1.	PB136-96 IAN JOHNSON ARCHITECT INC., APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 6 (File C4W5.4)

F2.	PB137-96	717495 ONTARIO LIMITED (GLENROSE PARK DEVELOPMENTS), APPLICATION TO AMEND THE ZONING BY-LAW - WARD 6 (File C1W9.14)
F3.	PB138-96	18 KARAT DEVELOPMENTS INC., DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - WARD 10 (File C5E11.10)
F4.	PB139-96	ROYAL BANK OF CANADA, APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 2 (File C1W13.12)
G1.	PB140-96	REPORT FROM MANAGEMENT AND THE PLANNING AND ECONOMIC DEVELOPMENT TEAM.
G2.	PB141-92	UNIPETRO RESOURCES INC., APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 6 (File T4W15.5)
G3.	PB142-96	RAVINE ESTATES INC., 100 BRICKYARD WAY, PROPOSED DRAFT PLAN OF CONDOMINIUM - WARD 6 (File C1E9.9)
H1.	PB143-96	PROPOSED MINISTERIAL MODIFICATIONS - 1984 OFFICIAL PLAN AMENDMENT 260, 1993 OFFICIAL PLAN AMENDMENT OP93-29, FLETCHERS CREEK VILLAGE SECONDARY PLAN (File P25OPA29/OPA260/P25SP43)
H2.	PB144-96 PB145-96	BILL 20 AND THE REGISTRATION OF TWO-UNIT HOUSES (BASEMENT APARTMENTS) (File G02/G87)
H3.	PB146-96	OFFICIAL PLAN MODIFICATIONS AND CENTRAL AREA POLICY OPTIONS: PROCESS STATUS REPORT (File P25)
J2.	PB148-96	TEMPORARY STRUCTURES, CITY OF BRAMPTON COMPREHENSIVE ZONING BY-LAWS (File P45GE)
O.	PB149-96	ADJOURNMENT

CHAIR - CITY COUNCILLOR GRANT GIBSON

3:07 p.m. Call to Order

A. APPROVAL OF AGENDA

PB133-96 That the Agenda for the Planning and Building Committee Meeting dated July 11, 1996, be approved as amended to add:

- D 1. Delegations re: **AGRICULTURAL LAND USE PERMISSIONS** (File G02/B05) (See Public Meeting Report F1):
 - 2. Ms. Pat Bayman, 16 Amazon Court, Brampton
 - 3. Mr. Ed Ford-King, Kingmont & Associates Property Tax Consultants, representing Mr. William Sheard
- D 2. Delegation of Mr. Steve D'Agostino, Thomson Rogers, solicitor for Bell Mobility Cellular Inc., re: **TELE-COMMUNICATIONS TOWERS AND SYSTEMS** (File A46) (See Urban Design and Zoning Report J1).

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

- * The items marked with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(E1, F2, F3, F4, G1, G2, G3, H1, H3)

D. DELEGATIONS

- D 1. Delegations (See **Public Meeting Report F1 - PB134-96 and PB135-96**) re: **AGRICULTURAL LAND USE PERMISSIONS** (File G02/B05):
 - 1. Mr. M. Sawrie, 2 Peace Valley Crescent, Brampton
 - 2. Ms. Pat Bayman, 16 Amazon Court, Brampton
 - 3. Mr. Ed Ford-King, Kingmont & Associates Property Tax Consultants, on behalf of Mr. William Sheard
- D 2. Delegation (See **Urban Design and Zoning Report J1 - PB147-96**) - Mr. Steve D'Agostino, Thomson Rogers, solicitor for Bell Mobility Cellular Inc., re: **TELE-COMMUNICATIONS TOWERS AND SYSTEMS** (File A46).

E. DEFERRED/REFERRED ITEMS

- * E 1. Report from R. Nykyforchyn, Development Planner, dated June 11, 1996, re: **IAN JOHNSON ARCHITECT INC., APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 6** (File C4W5.4).
(Note: Deferred from Planning and Building Committee Meeting of June 17, 1996.)
- City Councillor Grant Gibson, Chair, advised that a letter has been received from James Inglis, solicitor representing the applicant, concurring with referral of this matter pending further discussions.
- PB136-96 That the report from R. Nykyforchyn, Development Planner, dated June 11, 1996, re: **IAN JOHNSON ARCHITECT INC., (ROTARY CLUB OF BRAMPTON) APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 6** (File C4W5.4) be referred back to staff who will report on the matter to a future Planning and Building Committee Meeting; and
- That the letter from James R. Inglis, Dalzell, Inglis, Waite, dated July 8, 1996, requesting deferral of the subject application be received.

CARRIED

F. PUBLIC MEETING REPORTS

- F 1. Report from J. Corbett, Director, Planning and Development Services, dated July 4, 1996, re: **AGRICULTURAL LAND USE PERMISSIONS** (File G02/B05) (See Delegation D1).
- Mr. Matthew Sawrie and Ms. Pat Bayman appeared to oppose agricultural uses on land abutting existing residential areas, and specifically with respect to the maintenance of lands owned and farmed by Mr. William Sheard. They reiterated the concerns raised at the Planning and Building Committee Public Meeting on July 3, 1996, e.g. pesticide use, obnoxious odours, mosquitoes and rodents, high weed growth. Ms. Bayman presented a petition to Committee with about 30 signatures.
- Mr. Ed Ford-King, appeared as a representative of the Sheard Family, farmers in Peel (Brampton/Caledon) for 40 years. He expressed the Sheard family's concern that their right to farm remain intact and not be taken from them. Mr. Ford-King advised that the Sheard's are responsible farmers who remove their crops every year, however, this year the wet weather has delayed removal of their crop.
- Committee held a discussion on the concerns raised and asked questions of staff. There was also discussion regarding the tax rate for lands used for agricultural purposes, notwithstanding the zoning of those lands.
- The following motion was presented and subsequently withdrawn:
- That staff investigate to have the commercial sites, school sites and institutional sites abutting residential areas be used for recreational uses as a temporary use and that staff explore ways to apply the agricultural assessment rate on these parcels of land.

It was noted that any application by a landowner to pursue the use of their lands for recreational purposes would be considered by staff.

The following was then considered:

PB134-96 That the following delegations, to the Planning and Building Committee Meeting of July 11, 1996, re: **AGRICULTURAL LAND USE PERMISSIONS** (File G02/B05) be received:

1. Mr. M. Sawrie, 2 Peace Valley Crescent, Brampton
2. Ms. Pat Bayman, 16 Amazon Court, Brampton
3. Mr. Ed Ford-King, Kingmont & Associates Property Tax Consultants; and

That the petition submitted by Ms. Bayman, to the Planning and Building Committee Meeting of July 11, 1996, be received and referred to the appropriate staff.

CARRIED

The following motion was then presented:

That the report from J. Corbett, Director, Planning and Development Services, dated July 4, 1996, to the Planning and Building Committee Meeting of July 11, 1996, re: **AGRICULTURAL LAND USE PERMISSIONS** (File G02/B05) be received; and

That staff be directed to amend the City's Comprehensive Zoning By-Laws to permit agricultural activities, on an as-of-right basis for a temporary two year period, within the following areas:

- a) on lands designated for industrial, commercial and institutional purposes, subject to the following criteria:
 - I) permitted agricultural activities shall not include livestock operations;
 - II) no buildings or structures shall be permitted in conjunction with agricultural activities;
- b) on lands designated as Rural Estate Holding having a lot area of 10 acres or greater.

The following amendment was then made:

That a) III), as follows, be added:

- III) *agricultural uses shall not be permitted on sites abutting any residential zone.*

ON TAKING A RECORDED VOTE, THE DEPUTY CITY CLERK NOTED THE AMENDMENT TO THE MOTION "LOST" - 2 YEAS, 13 NAYS, 2 ABSENT, AS FOLLOWS:

<u>YEAS</u>	<u>NAYS</u>	<u>ABSENT</u>
S. Sprovieri P. Palleschi	B. Linton S. Fennell M. Moore J. Hutton L. Jeffrey P. Robertson P. Richards G. Gibson L. Bissell B. Hunter S. Hames G. Miles B. Cowie	D. Metzak R. Begley

The original motion was then voted on as presented.

PB135-96 That the report from J. Corbett, Director, Planning and Development Services, dated July 4, 1996, to the Planning and Building Committee Meeting of July 11, 1996, re: **AGRICULTURAL LAND USE PERMISSIONS** (File G02/B05) be received; and

That staff be directed to amend the City's Comprehensive Zoning By-Laws to permit agricultural activities, on an as-of-right basis for a temporary two year period, within the following areas:

- a) on lands designated for industrial, commercial and institutional purposes, subject to the following criteria:
 - I) permitted agricultural activities shall not include livestock operations;
 - II) no buildings or structures shall be permitted in conjunction with agricultural activities; and
- b) on lands designated as Rural Estate Holding having a lot area of 10 acres or greater.

CARRIED

* F 2. Report from N. Grady, Development Planner, dated July 4, 1996, re: **717495 ONTARIO LIMITED (GLENROSE PARK DEVELOPMENTS), APPLICATION TO AMEND THE ZONING BY-LAW - WARD 6** (File C1W9.14).

PB137-96 That the report from N. Grady, Development Planner, dated July 4, 1996, to the Planning and Building Committee Meeting of July 11, 1996, re: **717495 ONTARIO LIMITED (GLENROSE PARK DEVELOPMENTS), APPLICATION TO AMEND THE ZONING BY-LAW - WARD 6** (File C1W9.14) be received; and

That the application be approved subject to the conditions approved by City Council at its meeting of June 24, 1996 (PB123-96); and,

That staff be directed to prepare the appropriate documents for the consideration of City Council.

CARRIED

- * F 3. Report from K. Ash, Development Planner, dated July 4, 1996, re: **18 KARAT DEVELOPMENTS INC., DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - WARD 10** (File C5E11.10).

PB138-96 That the report from K. Ash, Development Planner, dated July 4, 1996, to the Planning and Building Committee Meeting of July 11, 1996, re: **18 KARAT DEVELOPMENTS INC., DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - WARD 10** (File C5E11.10) be received; and

That the draft approval of the proposed plan of subdivision be subject to the conditions approved by City Council at its meeting of June 24, 1996 (PB115-96); with a revision that the reference made to the 0.3 metre reserve at the south end of Dandelion Road be labeled as Block 427 rather than Block 424. This affects Condition 1 and 61 of the recommended conditions of draft approval.

That staff be directed to prepare the appropriate documents for the consideration of City Council.

CARRIED

- * F 4. Report from P. Snape, Development Planner, dated July 4, 1996, re: **ROYAL BANK OF CANADA, APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 2** (File C1W13.12).

PB139-96 That the report from P. Snape, Development Planner, dated July 4, 1996, to the Planning and Building Committee Meeting of July 11, 1996, re: **ROYAL BANK OF CANADA, APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 2** (File C1W13.12) be received; and

That the application be deferred pending the completion of the Commercial Opportunity Study for Area 44 in accordance with the Planning and Building Committee Recommendation PB121-96 (June 24, 1996).

CARRIED

G. DEVELOPMENT SERVICES REPORTS

- * G 1. Report from Management and The Planning and Economic Development Team.

PB140-96 That the Report from Management and The Planning and Economic Development Team, to the Planning and Building Committee Meeting of July 11, 1996, recommending that the Planning and Building Committee consider reports in respect of the following, be received:

- o **UNIPETRO RESOURCES INC., APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 6** (File T4W15.5)

o **RAVINE ESTATES INC., 100 BRICKYARD WAY, PROPOSED DRAFT PLAN OF CONDOMINIUM - WARD 6** (File C1E9.9).

CARRIED

- * G 2. Report from P. Snape, Development Planner, dated June 21, 1996, re: **UNIPETRO RESOURCES INC., APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 6** (File T4W15.5).

PB141-96 That the report from P. Snape, Development Planner, dated June 21, 1996, to the Planning and Building Committee Meeting of July 11, 1996, re: **UNIPETRO RESOURCES INC., APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 6** (File T4W15.5) be received; and

That a Public Meeting be held in accordance with City Council procedures; and

That, subject to the results of the public meeting, the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

1. That the 1984 Official Plan be amended as follows:

by deleting subsection 2.2.22.1 of Section 2.2 (Commercial) and replacing it with the following:

“2.2.22.1 Definition

The property designated “Commercial” and identified as Number 31 on Schedules A and F shall be used for commercial purposes such as those used by commuting patrons, including, but not limited to, a gas bar, a convenience store, a standard and take-out restaurant, and a car washing establishment;

2.2.22.1 Policies

To ensure that the appropriate scale of commercial development is maintained, the gross floor area on site shall be limited to 457 square metres.”

2. That the HC2 - Section 627 zoning designation of the subject lands be amended by deleting the current provisions (including Schedule C - Section 627) and replacing them with the following:

- 2.1 The lands designated HC2 - Section 627:

- (a) shall only be used for the following purposes;

- (1) a gas bar,
- (2) a convenience store;
- (3) a standard restaurant and a take-out restaurant;
- (4) a car washing establishment; and
- (5) purposes accessory to other permitted purposes.

(b) shall be subject to the following restrictions and requirements:

- (1) Minimum lot width - 75m;
- (2) Minimum lot area - 1.2 hectares
- (3) The maximum gross floor area shall be 457 square metres, of which the total floor area devoted to a restaurant use shall not exceed a gross floor area 232 square metres;
- (4) Maximum building height - 1 storey;
- (5) Minimum front yard depth - 3 metres;
- (6) Minimum side yard width - 3 metres;
- (7) Minimum rear yard depth - 3 metres; and
- (8) Minimum front, rear and side yard landscaping - 3 metres, except at approved access locations.

(c) shall also be subject to the requirements and restrictions of the HC2 zone and the general provisions of this by-law which are not in conflict with those in 2.1(b).

3.0 Prior to the enactment of the zoning by-law, the applicant shall enter into an agreement with the City which shall include the following:

- (a) Prior to the issuance of a building permit, a site development plan, a fencing plan, a landscaping plan, a grading and storm drainage plan, elevation and cross section drawings, a fire protection plan, and engineering and servicing plans shall be approved by the City, and appropriate securities shall be deposited with the City, to ensure implementation of these plans in accordance with the City's site plan review process.
- (b) The applicant shall satisfy all financial, landscaping, engineering and other requirements of the City of Brampton and the Regional Municipality of Peel, including the payment of Regional and City development charges and applicable Educational development charges in accordance with their respective Development Charges By-Laws.
- (c) The applicant shall grant easements, as may be required, for the installation of utilities and municipal services, to the appropriate authorities.
- (d) The applicant shall pay cash-in-lieu of parkland in accordance with City policy.
- (e) All lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and properties.
- (f) The applicant shall provide an on-site litter pick-up service which shall clear litter from the site at least twice-weekly.
- (g) The applicant shall agree to incorporate a slope roof design in all components of the development and to ensure that roof top units are adequately screened;

- (h) The applicant shall agree to dedicate, gratuitously, sufficient widening along the Steeles Avenue frontage (approximately 4.5 metres) to provide for a 45 metre road allowance, and to provide a 15 metre daylight corner and 0.3 metre reserves, except at approved points of access;
- (i) Vehicular access to the site shall be restricted to right-in/right-out movements only on both Steeles Avenue and Mississauga Road, and the applicant shall agree not to object to the future installation of raised medians on both roads;
- (j) The applicant shall be responsible for any and all costs of the application, construction, and installation of temporary water service to the subject lands;
- (k) The applicant understands and agrees that the Region of Peel makes no representation or warranty as to the gallons per minute or minimum pressure available from a temporary water service, and that a pressure reducing value may be required at the applicant's expense;
- (l) The applicant agrees that in the event of a permanent water supply becoming available to the subject lands, the applicant shall connect to the permanent water supply and disconnect from the temporary water supply, the cost of which is to be borne by the applicant;
- (m) The applicant understands and agrees that treatment capacity for the car washing establishment is not available with an on-site or local septic system and that, consequently, no building permits shall be issued for the car washing establishment until the subject site is connected to full municipal sanitary servicing or, alternatively, to an adequate on-site treatment and disposal system which is approved by the Regional Department of Health;
- (n) An on-site waste disposal facility shall be located such that it is not visible abutting roads;
- (o) Garbage from the restaurant shall be contained or enclosed in a climate controlled building or structure; and
- (p) All garbage shall be fully enclosed within a building or structure.

CARRIED

- * G 3. Report from A. Rezoski, Development Planner, dated June 25, 1996, re: **RAVINE ESTATES INC., 100 BRICKYARD WAY, PROPOSED DRAFT PLAN OF CONDOMINIUM - WARD 6** (File C1E9.9).

PB142-96 That the report from A. Rezoski, Development Planner, dated June 25, 1996, to the Planning and Building Committee Meeting of July 11, 1996, re: **RAVINE ESTATES INC., 100 BRICKYARD WAY, PROPOSED DRAFT PLAN OF CONDOMINIUM - WARD 6** (File C1E9.9) be received; and

That the Region of Peel be advised that the City has no objection to the approval of draft plan of condominium, file number 21CDM 96-506B, subject to the following conditions:

1. The approval applies to the draft plan of condominium prepared by Ophir N. Dzaldov Surveyors Limited (Job No. 95-123-0) dated May 7, 1996;
2. The applicant shall agree that all addresses shall be established by the Building Division of the Planning and Building Department and shall agree to address all dwelling units in accordance with those established by the Building Division;
3. The applicant shall agree to provide on-site signage which identifies the parking spaces which are required for visitor parking;
4. Prior to registration of the plan, the applicant shall make arrangements satisfactory to Brampton Hydro for the registration of any required hydro easements; and
5. Prior to registration, the Region of Peel is to be advised by the City of Brampton that conditions 1 to 4 have been satisfied.

CARRIED

H. POLICY AND RESEARCH REPORTS

- * H 1. Report from C. Brawley, Manager, Land Use Policy, dated July 3, 1996, re: **PROPOSED MINISTERIAL MODIFICATIONS - 1984 OFFICIAL PLAN AMENDMENT 260, 1993 OFFICIAL PLAN AMENDMENT OP93-29, FLETCHERS CREEK VILLAGE SECONDARY PLAN** (File P25OPA29/OPA260/P25SP43).

PB143-96 That the report from C. Brawley, Manager, Land Use Policy, dated July 3, 1996, to the Planning and Building Committee Meeting of July 11, 1996, re: **PROPOSED MINISTERIAL MODIFICATIONS - 1984 OFFICIAL PLAN AMENDMENT 260, 1993 OFFICIAL PLAN AMENDMENT OP93-29, FLETCHERS CREEK VILLAGE SECONDARY PLAN** (File P25OPA29/OPA260/P25SP43) be received; and

That the draft modification package, including revisions to Schedules B and F and Appendix A, Population Projections, all attached as Appendix B to the report, be endorsed as the modifications to Official Plan Amendment 260, The Fletchers Creek Village Secondary Plan;

That a further public meeting pursuant to the Planning Act is not deemed necessary; and,

That the Minister of Municipal Affairs and Housing be requested to immediately approve Official Plan Amendment 260 with the proposed modifications notwithstanding that the pending approval of the 1993 Brampton Official Plan may be temporarily delayed.

CARRIED

- H 2. Report from C. Saunders, Policy Planner, dated July 3, 1996, re: **BILL 20 AND THE REGISTRATION OF TWO-UNIT HOUSES (BASEMENT APARTMENTS)** (File G02/G87).
- PB144-96 That the report from C. Saunders, Policy Planner, dated July 3, 1996, to the Planning and Building Committee Meeting of July 11, 1996, re: **BILL 20 AND THE REGISTRATION OF TWO-UNIT HOUSES (BASEMENT APARTMENTS)** (File G02/G87); and
- That the Premier of Ontario and the Minister of Municipal Affairs and Housing be requested to amend the provisions of section 207.3 (4) of the Municipal Act to permit municipalities to require a yearly renewal and inspection fee for the registration of two-unit houses;
- That the Premier of Ontario and the Minister of Revenue be requested to initiate a review of property assessment policies and procedures as they relate to the assessment of two-unit houses, to better account for the income generating capability of such houses and to ensure their "fair share" contribution to the municipal property tax base; and,
- THAT staff be directed to forward a copy of this report and resolution to municipalities with a population exceeding 50,000 persons, seeking their support of the requested amendment to the Municipal Act.
- CARRIED
- PB145-96** *That a public Meeting be held before the Minister of Municipal Affairs and Housing is requested to allow a yearly renewal fee for basement apartments as per Recommendation PB144-96.*
- LOST**
- LOST**
- * H 3. Report from B. Winterhalt, Director of Planning Policy and Research, dated July 3, 1996, re: **OFFICIAL PLAN MODIFICATIONS AND CENTRAL AREA POLICY OPTIONS: PROCESS STATUS REPORT** (File P25).
- PB146-96 That the report from B. Winterhalt, Director of Planning Policy and Research, dated July 3, 1996, to the Planning and Building Committee Meeting of July 11, 1996, re: **OFFICIAL PLAN MODIFICATIONS AND CENTRAL AREA POLICY OPTIONS: PROCESS STATUS REPORT** (File P25) be received; and
- That Council acknowledge the additional time requested by the Central Area Supporters to properly assess the Central Area related policy options that have been drafted by staff for their review and input prior to the finalization of a staff report to Planning and Building Committee; and
- That staff be directed to prepare and submit a report to the Planning and Building Committee meeting of August 12, 1996 dealing with both the Central Area Policy Option issues and all of the outstanding Minister's Modifications to the Brampton Official Plan; and
- That these matters all be subsequently presented for consideration and input at the Public Meeting of September 4, 1996, with the objective of reporting back on the results of that public meeting at the Planning and Building Committee meeting of September 16, 1996.

CARRIED

I. BUILDING REPORTS - nil

J. URBAN DESIGN AND ZONING REPORTS

- J 1. Report from W. Lee, Director, Urban Design and Zoning, dated June 25, 1996, re: **TELECOMMUNICATIONS TOWERS AND SYSTEMS** (File A46) (See Delegation D2).

Mr. Steve D'Agostino of Thomson and Rogers, the solicitor for Bell Mobility Cellular Inc. was in attendance and responded to questions from Committee.

Mr. C. D. Ross, Cantel, was also present.

Direction was given to W. Lee, Director of Urban Design and Zoning to coordinate a meeting between Councillors and representatives of Bell Mobility Cellular Inc.

PB147-96 That the delegation of Mr. Steve D'Agostino, Thomson Rogers, solicitor for Bell Mobility Cellular Inc., to the Planning and Building Committee Meeting of July 11, 1996, re: **TELE-COMMUNICATIONS TOWERS AND SYSTEMS** (File A46), be received; and

That the report from W. Lee, Director, Urban Design and Zoning, dated June 25, 1996, to the Planning and Building Committee Meeting of July 11, 1996, re: **TELE-COMMUNICATIONS TOWERS AND SYSTEMS** (File A46) be received as amended to change references to "Bell Cellular" to "Bell Mobility Cellular Inc."; and

That staff advise affected Regional and City Councillors when an installation of a telecommunication tower is requested; and

That the utility companies be requested to design towers so that other companies can share the facilities in order to minimize the number of towers.

CARRIED

- J 2. Report from W. Lee, Director, Urban Design and Zoning, dated June 25, 1996, re: **TEMPORARY STRUCTURES, CITY OF BRAMPTON COMPREHENSIVE ZONING BY-LAWS** (File P45GE).

PB148-96 That the report from W. Lee, Director, Urban Design and Zoning, dated June 25, 1996, to the Planning and Building Committee Meeting of July 11, 1996, re: **TEMPORARY STRUCTURES, CITY OF BRAMPTON COMPREHENSIVE ZONING BY-LAWS** (File P45GE) be received; and

That a public meeting be held in accordance with City Council procedures; and

That, subject to the results of the public meeting, staff be directed to prepare appropriate documents to amend City zoning by-laws for the consideration of City Council to the effect that a tent type structure shall be permitted only as an accessory use and shall be subject to the restriction that it shall not exceed a 14 day period twice a year on any site.

CARRIED

K. HERITAGE BOARD MINUTES - nil

L. OTHER BUSINESS - nil

M. QUESTION PERIOD - nil

N. CLOSED MEETING - nil

O. ADJOURNMENT

PB149-96 That the Planning and Building Committee do now adjourn to meet again on Monday,
August 12, 1996, at 7:30 p.m. or at the call of the Chair.

CARRIED

PLANNING AND BUILDING COMMITTEE - JULY 11, 1996

SUMMARY OF RECOMMENDATIONS

This document is published as a Summary of the Recommendations of the Committee at this time because there is insufficient time to prepare full minutes due to time constraints between the time of the Committee Meeting and the Council Meeting at which these recommendations are to be considered. Minutes of the Committee Meeting will be prepared and circulated as a separate document.

PB133-96 That the Agenda for the Planning and Building Committee Meeting dated July 11, 1996, be approved as amended to add:

- D 1. Delegations re: **AGRICULTURAL LAND USE PERMISSIONS** (File G02/B05) (See Public Meeting Report F1):
 - 2. Ms. Pat Bayman, 16 Amazon Court, Brampton
 - 3. Mr. Ed Ford-King, Kingmont & Associates Property Tax Consultants
- D 2. Delegation of Mr. Steve D'Agostino, Thomson Rogers, solicitor for Bell Mobility Cellular Inc., re: **TELE-COMMUNICATIONS TOWERS AND SYSTEMS** (File A46).

PB134-96 That the following delegations, to the Planning and Building Committee Meeting of July 11, 1996, re: **AGRICULTURAL LAND USE PERMISSIONS** (File G02/B05) be received:

- 1. Mr. M. Sawrie, 2 Peace Valley Crescent, Brampton
- 2. Ms. Pat Bayman, 16 Amazon Court, Brampton
- 3. Mr. Ed Ford-King, Kingmont & Associates Property Tax Consultants; and

That the petition submitted by Ms. Bayman, to the Planning and Building Committee Meeting of July 11, 1996, be received and referred to the appropriate staff.

PB135-96 That the report from J. Corbett, Director, Planning and Development Services, dated July 4, 1996, to the Planning and Building Committee Meeting of July 11, 1996, re: **AGRICULTURAL LAND USE PERMISSIONS** (File G02/B05) be received; and

That staff be directed to amend the City's Comprehensive Zoning By-Laws to permit agricultural activities, on an as-of-right basis for a temporary two year period, within the following areas:

- a) on lands designated for industrial, commercial and institutional purposes, subject to the following criteria:
 - I) permitted agricultural activities shall not include livestock operations;
 - II) no buildings or structures shall be permitted in conjunction with agricultural activities; and
- b) on lands designated as Rural Estate Holding having a lot area of 10 acres or greater.

PLANNING AND BUILDING COMMITTEE - JULY 11, 1996
SUMMARY OF RECOMMENDATIONS

2

-
- PB136-96 That the report from R. Nykyforchyn, Development Planner, dated June 11, 1996, re: **IAN JOHNSON ARCHITECT INC., (ROTARY CLUB OF BRAMPTON) APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 6** (File C4W5.4) be referred back to staff who will report on the matter to a future Planning and Building Committee Meeting; and
- That the letter from James R. Inglis, Dalzell, Inglis, Waite, dated July 8, 1996, requesting deferral of the subject application be received.
- PB137-96 That the report from N. Grady, Development Planner, dated July 4, 1996, to the Planning and Building Committee Meeting of July 11, 1996, re: **717495 ONTARIO LIMITED (GLENROSE PARK DEVELOPMENTS), APPLICATION TO AMEND THE ZONING BY-LAW - WARD 6** (File C1W9.14) be received; and
- That the application be approved subject to the conditions approved by City Council at its meeting of June 24, 1996 (PB123-96); and,
- That staff be directed to prepare the appropriate documents for the consideration of City Council.
- PB138-96 That the report from K. Ash, Development Planner, dated July 4, 1996, to the Planning and Building Committee Meeting of July 11, 1996, re: **18 KARAT DEVELOPMENTS INC., DRAFT PLAN OF SUBDIVISION AND APPLICATION TO AMEND THE ZONING BY-LAW - WARD 10** (File C5E11.10) be received; and
- That the draft approval of the proposed plan of subdivision be subject to the conditions approved by City Council at its meeting of June 24, 1996 (PB115-96); with a revision that the reference made to the 0.3 metre reserve at the south end of Dandelion Road be labelled as Block 427 rather than Block 424. This affects Condition 1 and 61 of the recommended conditions of draft approval.
- That staff be directed to prepare the appropriate documents for the consideration of City Council.
- PB139-96 That the report from P. Snape, Development Planner, dated July 4, 1996, to the Planning and Building Committee Meeting of July 11, 1996, re: **ROYAL BANK OF CANADA, APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 2** (File C1W13.12) be received; and
- That the application be deferred pending the completion of the Commercial Opportunity Study for Area 44 in accordance with the Planning and Building Committee Recommendation PB121-96 (June 24, 1996).
- PB140-96 That the Report from Management and The Planning and Economic Development Team, to the Planning and Building Committee Meeting of July 11, 1996, recommending that the Planning and Building Committee consider reports in respect of the following, be received:
- o **UNIPETRO RESOURCES INC., APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 6** (File T4W15.5)
 - o **RAVINE ESTATES INC., 100 BRICKYARD WAY, PROPOSED DRAFT PLAN OF CONDOMINIUM - WARD 6** (File C1E9.9)

PLANNING AND BUILDING COMMITTEE - JULY 11, 1996
SUMMARY OF RECOMMENDATIONS

3

-
- PB141-96 That the report from P. Snape, Development Planner, dated June 21, 1996, to the Planning and Building Committee Meeting of July 11, 1996, re: **UNIPETRO RESOURCES INC., APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 6** (File T4W15.5) be received; and
- That a Public Meeting be held in accordance with City Council procedures; and
- That, subject to the results of the public meeting, the application be approved and staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:
1. That the 1984 Official Plan be amended as follows:

by deleting subsection 2.2.22.1 of Section 2.2 (Commercial) and replacing it with the following:

“2.2.22.1 Definition

The property designated “Commercial” and identified as Number 31 on Schedules A and F shall be used for commercial purposes such as those used by commuting patrons, including, but not limited to, a gas bar, a convenience store, a standard and take-out restaurant, and a car washing establishment;

2.2.22.1 Policies

To ensure that the appropriate scale of commercial development is maintained, the gross floor area on site shall be limited to 457 square metres.”
 2. That the HC2 - Section 627 zoning designation of the subject lands be amended by deleting the current provisions (including Schedule C - Section 627) and replacing them with the following:
 - 2.1 The lands designated HC2 - Section 627:
 - (a) shall only be used for the following purposes;
 - (1) a gas bar,
 - (2) a convenience store;
 - (3) a standard restaurant and a take-out restaurant;
 - (4) a car washing establishment; and
 - (5) purposes accessory to other permitted purposes.
 - (b) shall be subject to the following restrictions and requirements:
 - (1) Minimum lot width - 75m;
 - (2) Minimum lot area - 1.2 hectares
 - (3) The maximum gross floor area shall be 457 square metres, of which the total floor area devoted to a restaurant use shall not exceed a gross floor area 232 square metres;
 - (4) Maximum building height - 1 storey;
 - (5) Minimum front yard depth - 3 metres;

PLANNING AND BUILDING COMMITTEE - JULY 11, 1996
SUMMARY OF RECOMMENDATIONS

4

-
- (6) Minimum side yard width - 3 metres;
 - (7) Minimum rear yard depth - 3 metres; and
 - (8) Minimum front, rear and side yard landscaping - 3 metres, except at approved access locations.
 - (c) shall also be subject to the requirements and restrictions of the HC2 zone and the general provisions of this by-law which are not in conflict with those in 2.1(b).
- 3.0 Prior to the enactment of the zoning by-law, the applicant shall enter into an agreement with the City which shall include the following:
- (a) Prior to the issuance of a building permit, a site development plan, a fencing plan, a landscaping plan, a grading and storm drainage plan, elevation and cross section drawings, a fire protection plan, and engineering and servicing plans shall be approved by the City, and appropriate securities shall be deposited with the City, to ensure implementation of these plans in accordance with the City's site plan review process.
 - (b) The applicant shall satisfy all financial, landscaping, engineering and other requirements of the City of Brampton and the Regional Municipality of Peel, including the payment of Regional and City development charges and applicable Educational development charges in accordance with their respective Development Charges By-laws.
 - (c) The applicant shall grant easements, as may be required, for the installation of utilities and municipal services, to the appropriate authorities.
 - (d) The applicant shall pay cash-in-lieu of parkland in accordance with City policy.
 - (e) All lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and properties.
 - (f) The applicant shall provide an on-site litter pick-up service which shall clear litter from the site at least twice-weekly.
 - (g) The applicant shall agree to incorporate a slope roof design in all components of the development and to ensure that roof top units are adequately screened;
 - (h) The applicant shall agree to dedicate, gratuitously, sufficient widening along the Steeles Avenue frontage (approximately 4.5 metres) to provide for a 45 metre road allowance, and to provide a 15 metre daylight corner and 0.3 metre reserves, except at approved points of access;
 - (i) Vehicular access to the site shall be restricted to right-in/right-out movements only on both Steeles Avenue and Mississauga Road, and the applicant shall agree not to object to the future installation of raised medians on both roads;

PLANNING AND BUILDING COMMITTEE - JULY 11, 1996
SUMMARY OF RECOMMENDATIONS

5

-
- (j) The applicant shall be responsible for any and all costs of the application, construction, and installation of temporary water service to the subject lands;
 - (k) The applicant understands and agrees that the Region of Peel makes no representation or warranty as to the gallons per minute or minimum pressure available from a temporary water service, and that a pressure reducing value may be required at the applicant's expense;
 - (l) The applicant agrees that in the event of a permanent water supply becoming available to the subject lands, the applicant shall connect to the permanent water supply and disconnect from the temporary water supply, the cost of which is to be borne by the applicant;
 - (m) The applicant understands and agrees that treatment capacity for the car washing establishment is not available with an on-site or local septic system and that, consequently, no building permits shall be issued for the car washing establishment until the subject site is connected to full municipal sanitary servicing or, alternatively, to an adequate on-site treatment and disposal system which is approved by the Regional Department of Health;
 - (n) An on-site waste disposal facility shall be located such that it is not visible abutting roads;
 - (o) Garbage from the restaurant shall be contained or enclosed in a climate controlled building or structure; and
 - (p) All garbage shall be fully enclosed within a building or structure.

PB142-96

That the report from A. Rezoski, Development Planner, dated June 25, 1996, to the Planning and Building Committee Meeting of July 11, 1996, re: **RAVINE ESTATES INC., 100 BRICKYARD WAY, PROPOSED DRAFT PLAN OF CONDOMINIUM - WARD 6** (File C1E9.9) be received; and

That the Region of Peel be advised that the City has no objection to the approval of draft plan of condominium, file number 21CDM 96-506B, subject to the following conditions:

1. The approval applies to the draft plan of condominium prepared by Ophir N. Dzaldov Surveyors Limited (Job No. 95-123-0) dated May 7, 1996;
2. The applicant shall agree that all addresses shall be established by the Building Division of the Planning and Building Department and shall agree to address all dwelling units in accordance with those established by the Building Division;
3. The applicant shall agree to provide on-site signage which identifies the parking spaces which are required for visitor parking;
4. Prior to registration of the plan, the applicant shall make arrangements satisfactory to Brampton Hydro for the registration of any required hydro easements; and
5. Prior to registration, the Region of Peel is to be advised by the City of Brampton that conditions 1 to 4 have been satisfied.

PLANNING AND BUILDING COMMITTEE - JULY 11, 1996
SUMMARY OF RECOMMENDATIONS

6

-
- PB143-96 That the report from C. Brawley, Manager, Land Use Policy, dated July 3, 1996, to the Planning and Building Committee Meeting of July 11, 1996, re: **PROPOSED MINISTERIAL MODIFICATIONS - 1984 OFFICIAL PLAN AMENDMENT 260, 1993 OFFICIAL PLAN AMENDMENT OP93-29, FLETCHERS CREEK VILLAGE SECONDARY PLAN** (File P25OPA29/OPA260/P25SP43) be received; and
- That the draft modification package, including revisions to Schedules B and F and Appendix A, Population Projections, all attached as Appendix B to the report, be endorsed as the modifications to Official Plan Amendment 260, The Fletchers Creek Village Secondary Plan;
- That a further public meeting pursuant to the Planning Act is not deemed necessary; and,
- That the Minister of Municipal Affairs and Housing be requested to immediately approve Official Plan Amendment 260 with the proposed modifications notwithstanding that the pending approval of the 1993 Brampton Official Plan may be temporarily delayed.
- PB144-96 That the report from C. Saunders, Policy Planner, dated July 3, 1996, to the Planning and Building Committee Meeting of July 11, 1996, re: **BILL 20 AND THE REGISTRATION OF TWO-UNIT HOUSES (BASEMENT APARTMENTS)** (File G02/G87); and
- That the Premier of Ontario and the Minister of Municipal Affairs and Housing be requested to amend the provisions of section 207.3 (4) of the Municipal Act to permit municipalities to require a yearly renewal and inspection fee for the registration of two-unit houses;
- That the Premier of Ontario and the Minister of Revenue be requested to initiate a review of property assessment policies and procedures as they relate to the assessment of two-unit houses, to better account for the income generating capability of such houses and to ensure their "fair share" contribution to the municipal property tax base; and,
- THAT staff be directed to forward a copy of this report and resolution to municipalities with a population exceeding 50,000 persons, seeking their support of the requested amendment to the Municipal Act.
- PB145-96
LOST*** ***That a public Meeting be held before the Minister of Municipal Affairs and Housing requested to allow a yearly renewal fee for basement apartments as per Recommendation PB144-96.***
- PB146-96 That the report from B. Winterhalt, Director of Planning Policy and Research, dated July 3, 1996, to the Planning and Building Committee Meeting of July 11, 1996, re: **OFFICIAL PLAN MODIFICATIONS AND CENTRAL AREA POLICY OPTIONS: PROCESS STATUS REPORT** (File P25) be received; and
- That Council acknowledge the additional time requested by the Central Area Supporters to properly assess the Central Area related policy options that have been drafted by staff for their review and input prior to the finalization of a staff report to Planning and Building Committee; and
- That staff be directed to prepare and submit a report to the Planning and Building Committee meeting of August 12, 1996 dealing with both the Central Area Policy Option issues and all of the outstanding Minister's Modifications to the Brampton Official Plan; and

PLANNING AND BUILDING COMMITTEE - JULY 11, 1996
SUMMARY OF RECOMMENDATIONS

7

That these matters all be subsequently presented for consideration and input at the Public Meeting of September 4, 1996, with the objective of reporting back on the results of that public meeting at the Planning and Building Committee meeting of September 16, 1996.

PB147-96 That the delegation of Mr. Steve D'Agostino, Thomson Rogers, solicitor for Bell Mobility Cellular Inc., to the Planning and Building Committee Meeting of July 11, 1996, re: **TELE-COMMUNICATIONS TOWERS AND SYSTEMS** (File A46), be received; and

That the report from W. Lee, Director, Urban Design and Zoning, dated June 25, 1996, to the Planning and Building Committee Meeting of July 11, 1996, re: **TELE-COMMUNICATIONS TOWERS AND SYSTEMS** (File A46) be received as amended to change references to "Bell Cellular" to "Bell Mobility Cellular Inc."; and

That staff advise affected Regional and City Councillors when an installation of a telecommunication tower is requested; and

That the utility companies be requested to design towers so that other companies can share the facilities in order to minimize the number of towers.

PB148-96 That the report from W. Lee, Director, Urban Design and Zoning, dated June 25, 1996, to the Planning and Building Committee Meeting of July 11, 1996, re: **TEMPORARY STRUCTURES, CITY OF BRAMPTON COMPREHENSIVE ZONING BY-LAWS** (File P45GE) be received; and

That a public meeting be held in accordance with City Council procedures; and

That, subject to the results of the public meeting, staff be directed to prepare appropriate documents to amend City zoning by-laws for the consideration of City Council to the effect that a tent type structure shall be permitted only as an accessory use and shall be subject to the restriction that it shall not exceed a 14 day period twice a year on any site.

PB149-96 That the Planning and Building Committee do now adjourn to meet again on Monday, August 12, 1996, at 7:30 p.m. or at the call of the Chair.

PLANNING AND BUILDING COMMITTEE MINUTES AUGUST 12, 1996
--

MEMBERS PRESENT: City Councillor L. Jeffrey, Acting Chair
Mayor P. Robertson
Regional Councillor L. Bissell
Regional Councillor S. Fennell
Regional Councillor G. Miles
Regional Councillor P. Palleschi
City Councillor R. Hunter
City Councillor M. Moore
City Councillor J. Hutton
City Councillor B. Cowie
City Councillor P. Richards
City Councillor D. Metzak
City Councillor J. Sprovieri
City Councillor S. Hames

MEMBERS ABSENT: City Councillor G. Gibson, Chair (Vacation)
Regional Councillor R. Begley (Vacation)
City Councillor B. Linton (Vacation)

STAFF PRESENT: J. Corbett, Director, Development Services
B. Winterhalt, Director of Planning Policy and Research
S. Hill, Policy Planner
C. Brawley, Manager, Land Use Policy
K. Walsh, Director, Facility Development and Property Mgt., Comm. Servs.
R.J. Bino, Manager, Development Services, Works & Transportation
J.G. Metras, Commissioner of Legal Services & City Solicitor
L.J. Mikulich, City Clerk
T. Brenton, Clerks Assistant Jr.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

The meeting was called to order at 7:40 p.m.

At 9:30 p.m. Committee took a 10 minute break, reconvening at 9:40 p.m..

The meeting adjourned at 10:45 p.m.

Item	Recommendation
-------------	-----------------------

A.	PB150-96	APPROVAL OF AGENDA
----	----------	---------------------------

D1. H1.	PB152-96	BRAMPTON OFFICIAL PLAN ECONOMIC BASE POLICIES, POLICY OPTION DISCUSSION AND RECOMMENDATIONS (File G23)
------------	----------	---

F1.	PB153-96	UNIPETRO RESOURCES INC., APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 6 (File T4W15.5)
-----	----------	--

PLANNING AND BUILDING COMMITTEE MINUTES - AUGUST 12, 1996

2

- | | | |
|-----|----------|--|
| F2. | PB154-96 | TENT TYPE TEMPORARY STRUCTURES, AMENDMENTS
TO CITY OF BRAMPTON COMPREHENSIVE ZONING BY-
LAWS (File P45) |
| II. | PB151-96 | BUILDING PERMITS FOR THE MONTH OF JUNE, 1996 (File
A20) |
| O. | PB155-96 | ADJOURNMENT |

ACTING CHAIR - CITY COUNCILLOR JEFFREY

7:40 p.m. Call to Order

A. APPROVAL OF AGENDA

PB150-96 That the agenda for the Planning and Building Committee Meeting dated August 12, 1996 be approved as amended to add:

- D 1. Delegations re: **BRAMPTON OFFICIAL PLAN ECONOMIC BASE POLICIES, POLICY OPTION DISCUSSION AND RECOMMENDATIONS** (File G23) (See Policy and Research Report H1):
2. Mr. David Smith, Fraser Beatty
 3. Mr. Neil Davis, Davis, Webb & Schulze
 4. Mr. Brian E. Bridgeman, Walker, Nott, Dragicevic Associates Limited
 5. Mr. Christopher Moon, City Core Partnership
 6. Mr. Warren Sorensen, Warren Sorensen Associates Inc.

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

- * The items marked with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(II)

D. DELEGATIONS

- D 1. Delegations (See Policy and Research Report H1, PB152-96) re: **BRAMPTON OFFICIAL PLAN ECONOMIC BASE POLICIES, POLICY OPTION DISCUSSION AND RECOMMENDATIONS** (File G23) (See Policy and Research Report H1):

1. Mr. Don Given, Malone Given Parsons
2. Mr. David Smith, Fraser Beatty
3. Mr. Neil Davis, Davis, Webb & Schulze
4. Mr. Brian E. Bridgeman, Walker, Nott, Dragicevic Associates Limited
5. Mr. Christopher Moon, City Core Partnership
6. Mr. Warren Sorensen, Warren Sorensen Associates Inc.

E. DEFERRED/REFERRED ITEMS - nil

F. PUBLIC MEETING REPORTS

- F 1. Report from P. Snape, Development Planner, dated August 8, 1996, re: **UNIPETRO RESOURCES INC., APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 6** (File T4W15.5).

PB153-96 That the report from P. Snape, Development Planner, dated August 8, 1996, to the Planning and Building Committee Meeting of August 12, 1996, re: **UNIPETRO RESOURCES INC., APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - WARD 6** (File T4W15.5) be received; and

That the application be approved subject to the conditions approved by City Council at its Meeting held on July 11, 1996 (PB141-96); and

That staff prepare the appropriate documents for the consideration of City Council.

CARRIED

- F 2. Report from W. Lee, Director, Urban Design and Zoning, dated August 8, 1996, re: **TENT TYPE TEMPORARY STRUCTURES, AMENDMENTS TO CITY OF BRAMPTON COMPREHENSIVE ZONING BY-LAWS** (File P45).

PB154-96 That the report from W. Lee, Director, Urban Design and Zoning, dated August 8, 1996, to the Planning and Building Committee Meeting of August 12, 1996, re: **TENT TYPE TEMPORARY STRUCTURES, AMENDMENTS TO CITY OF BRAMPTON COMPREHENSIVE ZONING BY-LAWS** (File P45) be received; and

That staff be directed to prepare the appropriate documents for the consideration of City Council.

CARRIED

G. DEVELOPMENT SERVICES REPORTS - nil

H. POLICY AND RESEARCH REPORTS

- H 1. Report from B. Winterhalt, Director, Policy Planning and Research, and S. Hill, Policy Planner, dated August 7, 1996, re: **CITY OF BRAMPTON OFFICIAL PLAN - UPDATE ON OUTSTANDING MATTERS RELATED TO THE FINALIZATION OF PROPOSED MINISTER'S MODIFICATIONS** (File P25) (See Delegation D1).

Mr. Given appeared representing landowners in the Eastgate area (Sorbara Group, Highway 7 and Gore Road Limited, 1127187 Ontario Limited), who combined own approximately 400 acres of land. He informed Committee that his clients have been working cooperatively with City staff based on the philosophy contained in the City's 1993 Official Plan, however the current report suggests a fall back to a more strict/structured approach. The landowners he represents are requesting, through him, that they be given more time to understand the current report in order to appreciate its implications and provide their input. Mr. Given then responded to Committee's questions.

Mr. Smith appeared representing First Gulf Business Park Inc., and stated that his clients are supportive of the August 7, 1996 staff report which recommends a Public Meeting, but that they feel it is inappropriate to adopt, in principle, the recommendations contained therein. It is his client's belief that the current staff report contains a significant change in policy from the earlier report, which they were in support of, prepared in May, 1996, and that it adversely prejudices them. He then responded to Committee's questions.

Mr. Davis informed Committee that he is in support of the August 7, 1996 staff report; and that he believes it does not compromise the overall intent of the 1993 Official Plan; but rather it provides for the re-shaping of the Central Area, telling people where the City thinks the activity nodes should appear. He then responded to questions of Committee

Mr. Bridgeman appeared on behalf of Cadillac Fairview, who manages the Bramalea City Centre, and stated that they are in support of the August 7, 1996 staff report as it supports the central area being assigned some priority for commercial activity.

Mr. Moon, appeared as the organizer of the Queen Street Corridor Supporters, and expressed support for the August 7, 1996 staff report. They believe the recommendations contained in the report will provide the tools to provide the City with a stronger core which will make for a vibrant and economically healthy city, help in the development of a City's identity, and have positive long term impacts for citizens, landowners, and business owners alike.

Mr. Sorenson, informed Committee that he has been providing planning information to the Central Corridor Group and is in support of the August 7, 1996 staff report.

Committee and staff held a lengthy discussion of the August 7, 1996 staff report and asked questions of staff on a range of issues contained therein.

Concerns were raised about supporting the recommendations of the report, in principle, at this time, prior to hearing from interested landowners and citizens in a Public Meeting forum.

A motion to refer the report to a Public Meeting was put forward and later withdrawn, in order to allow more dialogue between Committee and Planning staff.

Discussion took place with respect to the economic and marketing advantages of a strong Central Area and **direction was given that staff identify the economic and marketing advantages of a strong Central Area, and report to the September 16, 1996 Meeting of the Economic Development Committee.**

An issue about the impact of this report was raised and **direction was given to staff to solicit an opinion from Mr. Gary Stamm, Stamm Consultants, with respect to the August 7, 1996 staff report.**

Committee asked staff about the implications of the policy direction contained in the August 7, 1996 staff report and the need for all Councillors to have a better understanding of the impact their decision would have on the City as a whole. **Direction was given that staff organize an informal half-day workshop for Councillors, allowing them the opportunity to have their specific questions answered, to ensure that everyone on Council is aware of all of the implications on other Official Plan amendments prior to making a decision.**

Specific concerns were raised with respect to the Huttonville Area Rate Payers Organization (HARPO) and **direction was given that staff make every effort to resolve HARPO's concerns; and should it end up that the concerns cannot be resolved, that a meeting be organized with staff, area councillors, and HARPO before the Plan is forwarded to the Ministry of Municipal Affairs and Housing.**

At this time, the motion to refer the report to a Public Meeting was reconsidered.

PB152-96 That the following delegations re: **BRAMPTON OFFICIAL PLAN ECONOMIC BASE POLICIES, POLICY OPTION DISCUSSION AND RECOMMENDATIONS** (File G23) be received:

1. Mr. Don Given, Malone Given Parsons
2. Mr. David Smith, Fraser Beatty
3. Mr. Neil Davis, Davis, Webb & Schulze
4. Mr. Brian E. Bridgeman, Walker, Nott, Dragicevic Associates Limited
5. Mr. Christopher Moon, City Core Partnership
6. Mr. Warren Sorensen, Warren Sorensen Associates Inc.

That the report from B. Winterhalt, Director, Policy Planning and Research, and S. Hill, Policy Planner, dated August 7, 1996, to the Planning and Building Committee Meeting of August 12, 1996, re: **CITY OF BRAMPTON OFFICIAL PLAN - UPDATE ON OUTSTANDING MATTERS RELATED TO THE FINALIZATION OF PROPOSED MINISTER'S MODIFICATIONS** (File P25) be received and referred, without recommendation, to a Public Meeting to be held on September 4, 1996; and

That staff be directed to report back to Planning and Building Committee as soon as possible on the results of the Public Meeting.

CARRIED

I. BUILDING REPORTS

* I 1. **BUILDING PERMITS FOR THE MONTH OF JUNE, 1996** (File A20).

PB151-96 That the report on **BUILDING PERMITS FOR THE MONTH OF JUNE, 1996** (File A20), to the Planning and Building Committee Meeting of August 12, 1996, be received.

CARRIED

J. URBAN DESIGN AND ZONING REPORTS - nil

K. HERITAGE BOARD MINUTES - nil

L. OTHER BUSINESS - nil

M. QUESTION PERIOD - nil

PLANNING AND BUILDING COMMITTEE MINUTES - AUGUST 12, 1996

7

N. CLOSED MEETING - nil

O. ADJOURNMENT

PB155-96 That the Planning and Building Committee do now adjourn to meet again on September 16, 1996, or at the call of the Chair.

CARRIED

PLANNING AND BUILDING COMMITTEE MINUTES SEPTEMBER 16, 1996

MEMBERS PRESENT: City Councillor G. Gibson (Chair)
City Councillor L. Jeffrey (Vice Chair)
Mayor P. Robertson
Regional Councillor R. Begley
Regional Councillor S. Fennell
Regional Councillor G. Miles
Regional Councillor P. Palleschi
City Councillor R. Hunter
City Councillor B. Linton
City Councillor M. Moore
City Councillor J. Hutton (arrived at 7:40 pm)
City Councillor B. Cowie
City Councillor P. Richards
City Councillor D. Metzack (arrived at 7:35 pm)
City Councillor J. Sprovieri
City Councillor S. Hames (arrived at 7:40 pm)

MEMBERS ABSENT: Regional Councillor L. Bissell

STAFF PRESENT: J. Marshall, Commissioner of Planning & Building
J. Metras, Commissioner of Legal Services & City Solicitor
J. Corbett, Director of Development Services
B. Winterhalt, Director of Planning, Policy & Research
K. Walsh, Director of Facility Development & Property Management
R. Bino, Manager, Development Services
L. Mikulich, City Clerk
M. Frape, Clerks Assistant Jr.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

The meeting was called to order at 7:32 p.m.

The meeting adjourned at 8:20 p.m.

Item	Recommendation
A.	PB156-96 APPROVAL OF AGENDA
D1.	PB163-96 Delegation, re: STREET NAME - ROSEDALE VILLAGE (File P20)
G1.	PB157-96 REPORT FROM MANAGEMENT AND THE PLANNING AND ECONOMIC DEVELOPMENT TEAM
G2.	PB158-96 DIXIE SHOPPING CENTRE (II) LTD. - Ward 8 (File C3E5.15)

G3.	PB159-96	728184 ONTARIO LIMITED (Ashley Oaks) - Ward 4 (File T2W13.2)
G4.	PB160-96	AZZANO HOLDINGS - Ward 3 (File T1W15.24)
H1.	PB164-96	CITY OF BRAMPTON RESPONSE - PROPOSED AMENDMENT NUMBER 103 TO THE PARKWAY BELT WEST PLAN MISSISSAUGA ROAD TO SECOND LINE WEST SECTION (File P02PA)
H2.	PB165-96 PB166-96	DEVELOPMENT PHASING EVALUATION - BRAM-EAST AND VALES OF CASTLEMORE SECONDARY PLANS (File P25S-41 and P25S-42)
I1.	PB161-96	BUILDING PERMITS FOR THE MONTH OF JULY 1996 (File A20)
I2.	PB162-96	BUILDING PERMITS FOR THE MONTH OF AUGUST 1996 (File A20)
K1.	PB167-96	Minutes - HERITAGE BOARD - September 10, 1996
L1.	PB168-96	PROPOSED PROCESS IMPROVEMENTS - SUBDIVISION RELEASE AND ASSUMPTION PROCEDURES (File P35 RE)
L2.	PB169-96 PB170-96	RESIDENTIAL ESTATE - LOTS - EXECUTIVE HOUSING - FUTURE POTENTIAL SITES (File B20)
O.	PB171-96	ADJOURNMENT

7:32 p.m. Call to Order

A. APPROVAL OF AGENDA

PB156-96 That the Agenda for the Planning and Building Committee Meeting dated September 16, 1996, be approved as amended to add:

- L 2. Correspondence from Regional Councillor Fennell, dated September 15, 1996, re:
**RESIDENTIAL ESTATE - LOTS - EXECUTIVE HOUSING - FUTURE
POTENTIAL SITES** (File B20).

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

- * The items marked with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(G1, G2, G3, G4, I1, I2)

D. DELEGATIONS

- D 1. Mr. R.L. Hooshley, Metrus Development Inc., re: **STREET NAME - ROSEDALE VILLAGE** (File P20).

Mr. Hooshley was present to request approval of a street name in the Rosedale Village community in Springdale. He requested the name of "Via Rosedale" which is at the main entrance to the Rosedale Village Community. The name was submitted to the Street Name Committee and was not approved. The Street Name Committee felt there would be a conflict with other street names in the Region.

PB163-96 That the delegation of Mr. R.L. Hooshley, Metrus Development Inc., to the Planning and Building Committee meeting of September 16, 1996, re: **STREET NAME - ROSEDALE VILLAGE** (File P20) be received; and

That Committee approved the streetname "*Via Rosedale*" in Rosedale Village; and

That the appropriate departments be advised.

CARRIED

E. DEFERRED/REFERRED ITEMS - nil

F. PUBLIC MEETING REPORTS - nil

G. DEVELOPMENT SERVICES REPORTS

- * G 1. Report from Management and The Planning and Economic Development Team.

PB157-96 That the Report from Management and The Planning and Economic Development Team, to the Planning and Building Committee Meeting of September 16, 1996, recommending that the Planning and Building Committee consider reports in respect of the following, be received:

- **DIXIE SHOPPING CENTRE (II) LIMITED** - Ward 8 (File C3E5.15)
- **ONTARIO LIMITED (ASHLEY OAKS)** - Ward 4 (File T2W13.2)
- **AZZANO HOLDINGS** - Ward 3 (File T1W15.24)

CARRIED

- * G 2. Report from N. Grady, Development Planner, dated September 4, 1996, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - DIXIE SHOPPING CENTRE (II) LTD. - Ward 8** (File C3E5.15).

PB158-96 That the report from N. Grady, Development Planner, dated September 4, 1996, to the Planning and Building Committee meeting of September 16, 1996, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - DIXIE SHOPPING CENTRE (II) LTD. - Ward 8** (File C3E5.15) be received; and

That a public meeting be held in accordance with City Council procedures; and

That subject to the results of the public meeting, staff be directed to prepare the appropriate documents for the consideration of City Council subject to the following conditions:

1. The amendment to the Official Plan and the Secondary Plan shall:
 - (a) re-designate the subject lands from "Residential" and "High Density Residential" to "Highway and Service Commercial" and "Service Commercial"; and,
 - (b) contain appropriate policies to ensure a good land use integration with the southerly commercial plaza and surrounding residential area.
2. The amending zoning by-law shall contain the following provisions:
 - (a) shall only be used for the following purposes:
 - (i) a retail establishment without the outside storage of goods and materials;
 - (ii) a service shop;
 - (iii) a personal service shop;
 - (iv) a bank, trust company, finance company;

-
- (v) an office;
 - (vi) a dry cleaning and laundry distribution station;
 - (vii) a laundromat;
 - (viii) a parking lot;
 - (ix) a dining room restaurant, a standard restaurant, a take-out restaurant, a fast food restaurant with or without drive-through facilities;
 - (xi) a printing or copying establishment;
 - (xii) a community club;
 - (xiii) a health centre;
 - (xiv) a custom workshop; and,
 - (xv) purposes accessory to the other permitted purposes.
- (b) the following purposes shall not be permitted: (i) adult entertainment parlour; (ii) adult video store; (iii) pool halls; (iv) amusement arcades; and, (v) temporary open air markets shall not be permitted.
- (c) shall be subject to the following requirements and restrictions:
- (i) minimum rear yard depth: 3.0 metres;
 - (ii) maximum building height- 1 storey;
 - (iii) maximum floor area- 892 square metres;
 - (iv) maximum restaurant floor area- 375 square metres;
 - (v) landscaped buffer area:
 - a landscaped buffer area having a minimum width of 3.0 metres shall be provided abutting Highway Number 7 and Dixie Road;
 - a landscaped buffer area having a minimum width of 5.0 metres shall be provided along the westerly property line;
 - (vi) minimum number of parking spaces-53
 - (vii) restaurant refuse storage shall be enclosed in a climate controlled area within a building;
 - (viii) all buildings and structures shall be located a minimum of 13.7 metres from the Highway Number 7 right-of-way; and

- (ix) shall be subject to the requirements and restrictions of the SC zone, and all the general provisions of the By-law 151-88, as amended, which are not in conflict with the ones set out above.
3. Prior to the enactment of the zoning by-law, the applicant shall enter into a development agreement with the City which shall include the following:
- a) Prior to the issuance of a building permit, a site development plan, fencing plan, landscape plan, grading and drainage plan, elevation cross section drawings, a fire protection plan and engineering and servicing plans shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans and the revised servicing for the site.
 - b) The applicant shall satisfy all financial, landscaping, engineering and other requirements of the City of Brampton and the Regional Municipality of Peel, including the payment of Regional and City development charges in accordance with their respective Development Charges By-laws.
 - c) The applicant shall agree to grant easements, as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities.
 - d) All lighting shall be designed and orientated so as to minimize glare on surrounding properties and roadways.
 - e) The applicant shall locate and screen waste disposal facilities such that they are not directly visible from Dixie Road and Highway Number 7.
 - f) Roof top mechanical units shall be screened from public roads and adjacent apartments.
 - g) The applicant shall provide a minimum of 10 vehicle stacking spaces for a restaurant drive-through facility without impacting the limits of the parking aiseways.
 - h) The applicant shall agree to provide an on-site litter pick up service which shall clear litter from the subject lands at least twice weekly.
 - i) The applicant shall agree to rearrange or relocate any existing Bell Canada facilities or easements to the satisfaction of Bell Canada.
 - h) Prior to the issuance of a building permit, the applicant shall satisfy all of the requirements of the Ministry of Transportation as follows:

- (1) obtaining land use and sign permits from the Ministry;
- (2) the submission of a drainage plan; and
- (3) the provision of a right-in/right-out access through the extension of the existing median island westerly 26m from the centreline of the proposed entrance. The entrance must be constructed in accordance with CSAS-27 design with applicable taper and parallel lengths for a design speed of 80 km/h. All costs associated with the construction of the entrance and works within the right-of-way shall be the responsibility of the owner.

CARRIED

* G 3. Report from N. Grady, Development Planner, dated September 10, 1996, re: **APPLICATION TO AMEND THE ZONING BY-LAW - 728184 ONTARIO LIMITED (Ashley Oaks) - Ward 4** (File T2W13.2).

PB159-96 That the report from N. Grady, Development Planner, dated September 10, 1996, to the Planning and Building Committee meeting of September 16, 1996, re: **APPLICATION TO AMEND THE ZONING BY-LAW - 728184 ONTARIO LIMITED (Ashley Oaks) - Ward 4** (File T2W13.2) be received; and

That a public meeting be held in accordance with City Council procedures;

That subject to the results of the public meeting, staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

1. The amending zoning by-law shall contain the following provisions:
 - (a) shall only be used for the following purposes:
 - (i) a semi-detached dwelling;
 - (ii) a street townhouse dwelling;
 - (iii) purposes accessory to the other permitted purposes.
 - (b) shall be subject to the following requirements and restrictions:
 - (I) for a street townhouse dwelling, the requirements and restrictions as set out in the R3B zone and all the general provisions of By-law 139-84 which are not in conflict with the R3B zone; and,
 - (II) for a semi-detached dwelling :

- (i) Minimum Lot Area :

Interior Lot-410 square metres and 205 square metres per dwelling unit.

Corner Lot-465 square metres and 233 square metres for the dwelling unit closest to the flankage lot line.

- (ii) Minimum Lot Width:

Interior Lot-13.25 metres and 6.6 metres per dwelling unit.

Corner Lot-15 metres and 8.4 metres for the dwelling unit closest to the flankage lot line.

- (iii) Minimum Lot Width- 6.6 metres per dwelling unit;

- (iv) Minimum Lot Depth- 31 metres;

- (v) Minimum Interior Side Yard: 1.2 metres, except where the common wall of the semi-detached units coincide with a side lot line, the side yard may be 0 metres;

- (vi) Minimum Exterior Side Yard: 3.0 metres, except for the lot abutting Moonstone Court which shall have a minimum exterior side yard of 2.5 metres;

- (vii) Minimum Front Yard Depth: 4.6 metres, and 6.0 metres to the front of a garage;

- (viii) Minimum Rear Yard Depth: 7.5 metres;

- (ix) Maximum Garage Door Width and Minimum Landscaped Open Space

A minimum of 60% of the dwelling units shall have a maximum garage door width of 2.75 metres and a minimum front yard landscaped open space of 40%.

A maximum of 40% of the dwelling units shall have a maximum garage door width of 4.8 metres and minimum front yard landscaped open space of 30%, provided that no more than 4 dwelling units in a row along a street shall have a garage door width exceeding 2.75 metres;

- (x) Maximum Building Height: 10.5 metres; and,

- (xi) shall also be subject to the requirements and restrictions relating to the R2B zone and all the general provisions of By-law 139-84, which are not in conflict with the ones set out above.

2. Prior to the enactment of the zoning by-law, the applicant shall enter into a development agreement with the City which shall include the following:
 - (1) The applicant shall satisfy all financial, landscaping, engineering and other requirements of the City of Brampton and the Region of Peel, including the payment of Regional, City and Educational Development Charges, in accordance with the respective Development Charges By-law.
 - (2) The applicant shall agree to grant easements as may be required for the installation of utilities and municipal services, to the appropriate authorities.
 - (3) The applicant shall agree that all addresses shall be established by the City Street Numbering Committee and shall agree to address all dwelling units in accordance with those established by the Committee.
 - (4) The applicant shall submit engineering drawings showing revised service locations and lot grading changes, including the necessary securities and administration fee(s) to the satisfaction of the Commissioner of the Works and Transportation Department. The engineering drawings will be circulated to the various utilities for comment.
 - (5) The development of the lands shall be subject to the requirements of the City's site plan approval process.
3. Prior to the enactment of the zoning by-law, the outstanding comments from the Dufferin-Peel Roman Catholic Separate School Board shall be received, and, if necessary, their requirements shall be incorporated into the site specific zoning by-law and/or the development agreement.

CARRIED

* G 4. Report from R. Nykyforchyn, Development Planner, dated September 3, 1996, re: **PROPOSED DRAFT PLAN OF CONDOMINIUM - AZZANO HOLDINGS - Ward 3** (File T1W15.24).

PB160-96 That the report from R. Nykyforchyn, Development Planner, dated September 3, 1996, to the Planning and Building Committee meeting of September 16, 1996, re: **PROPOSED DRAFT PLAN OF CONDOMINIUM - AZZANO HOLDINGS - Ward 3** (File T1W15.24) be received; and

It is recommended that the Region of Peel be advised that the City has no objection to the approval of draft plan of condominium, file number 21CDM 96-505B, subject to the following conditions:

1. The approval applies to the draft plan of condominium prepared by R. Avis Surveying Inc. (Project No. 1161-0) dated May 9, 1996, and revised August 22 1996;

2. Prior to registration of the plan, the applicant shall undertake to have the condominium corporation execute an agreement with the City, to be registered on title immediately after registration of the plan and prior to the closing of the sale of any unit, which shall contain the following provisions:

“The Condominium Corporation shall be totally responsible for all risk, liability, and associated costs of utilizing any drainage swale for additional purposes other than for its primary purpose of drainage. As such, the Condominium Corporation shall save harmless the City from all liability and costs associated with such additional purpose. In addition, the Condominium Corporation shall also be responsible to preserve and maintain the drainage swales at all times for their primary purpose of drainage.

The Condominium Corporation shall agree that all fencing on the site shall be in conformance with the approved Landscape and Fencing Plan prepared by Strybos Associates Limited, dated January 29, 1996, and shall further agree to include the following clause within the Condominium Corporation’s ‘Rules Governing Use of Common Elements and Units’:

* Relating to Units 40 to 53 inclusive on Level 1, no fence, other than the wrought iron fence shown on the approved landscape plan, nor any other structure shall be installed or constructed on the lands between the dwelling structures and Hurontario Street.”
3. The applicant shall agree that all addresses shall be established by the Building Division of the Planning and Building Department and shall agree to address all dwelling units in accordance with those established by the Building Division;
4. The applicant shall make arrangements, satisfactory to the City, to provide on-site signage which identifies both the visitor parking spaces and the street name(s) for the development;
5. Prior to registration of the plan, the applicant shall make arrangements, satisfactory to Brampton Hydro, for the registration of any required hydro easements;
6. Prior to registration of the plan, the applicant shall make arrangements, satisfactory with Bell Canada, for the provision of telecommunication services, including the provisions of easements, conduits and rearrangement or relocation of existing facilities or easements, as may be required. One conduit (minimum 19 mm) from each unit to the electrical room and one conduit (minimum 75 mm) from electrical room to street line is required.
7. Prior to registration of the plan, the applicant shall enter into a condominium servicing agreement satisfactory to the Region of Peel; and,
8. Prior to registration, the Region of Peel is to be advised by the City of Brampton that conditions 1 to 5 have been satisfied.

H. POLICY AND RESEARCH REPORTS

- H 1. Report from D. Waters, Policy Planner, dated September 11, 1996, re: **CITY OF BRAMPTON RESPONSE - PROPOSED AMENDMENT NUMBER 103 TO THE PARKWAY BELT WEST PLAN MISSISSAUGA ROAD TO SECOND LINE WEST SECTION** (File P02PA).

PB164-96 That the report from D. Waters, Policy Planner, dated September 11, 1996, to the Planning and Building Committee meeting of September 16, 1996, re: **CITY OF BRAMPTON RESPONSE - PROPOSED AMENDMENT NUMBER 103 TO THE PARKWAY BELT WEST PLAN MISSISSAUGA ROAD TO SECOND LINE WEST SECTION** (File P02PA) be received; and

That the Ministry of Municipal Affairs (Provincial Planning Services Branch) be formally notified that the City of Brampton endorses Amendment Number 103 to the Parkway Belt West Plan; and

That Council's resolution and a copy of this staff report dated September 11, 1996 be forwarded to the Ministry of Municipal Affairs (Provincial Planning Services Branch) for their consideration.

CARRIED

- H 2. Report from B. Winterhalt, Director, Planning, Policy & Research, dated September 11, 1996, re: **DEVELOPMENT PHASING EVALUATION - BRAM-EAST AND VALES OF CASTLEMORE SECONDARY PLANS** (File P25S-41 and P25S-42).

There was general discussion on the various scenarios in regards to phasing.

Conclusion of staff is that the lands east of the main valley in the Vales of Castlemore area are considered to be longer term development lands because of their reliance on sanitary services to be extended northward from the Bram East area.

B. Winterhalt, Director of Planning, Policy & Research, will be working with Mr. R.L. Hooshley, Metrus Development Inc., regarding the appropriate adjustments of the Vales of Castlemore Secondary Plan.

The following recommendation was introduced at the request of Regional Councillor Palleschi:

PB165-96 That the report from B. Winterhalt, Director of Planning, Policy & Research, dated September 11, 1996, to the Planning and Building Committee meeting of September 16, 1996, re: **DEVELOPMENT PHASING EVALUATION: BRAM EAST AND VALES OF CASTLEMORE SECONDARY PLANS** (File P255-41 and P255-42) be received; and further

Whereas the staff report dated September 16, 1996 supports a non-phasing policy based on specific geographic area within the Bram East Secondary Plan and the Vales of Castlemore Secondary Plan; and further

Whereas the City of Brampton include a non-phasing policy in the Bram East and Vales of Castlemore Secondary Plans;

Be it resolved that this report be circulated to the appropriate agencies for comment and information.

CARRIED

The following recommendation was introduced at the request of Mayor Peter Robertson:

- PB166-96 WHEREAS executive homes within a city encourage businesses to locate close by; and
- WHEREAS we have been talking about the Vales of Castlemore for executive homes for over five years; and
- WHEREAS the environmental study for the Humber West Parkway determined an alternative route that saves two river crossings and the detrimental impact of a road crossing the valley;
- BE IT RESOLVED that no more studies be required and that an executive home community be "fast tracked" at the Vales of Castlemore as soon as possible;
- AND FURTHER that in order to yield larger lots and implement our new parkland strategy, the rear lot lines extend beyond the traditional top of bank and down the slope as far as practical.

CARRIED

I. BUILDING REPORTS

* I 1. **BUILDING PERMITS FOR THE MONTH OF JULY 1996** (File A20).

- PB161-96 That the **BUILDING PERMITS FOR THE MONTH OF JULY 1996** (File A20), to the Planning and Building Committee meeting of September 16, 1995, be received.

CARRIED

* I 2. **BUILDING PERMITS FOR THE MONTH OF AUGUST 1996** (File A20).

- PB162-96 That the **BUILDING PERMITS FOR THE MONTH OF AUGUST 1996** (File A20), to the Planning and Building Committee meeting of September 16, 1995, be received.

CARRIED

J. URBAN DESIGN AND ZONING REPORTS - nil

K. HERITAGE BOARD MINUTES

K 1. Minutes - **HERITAGE BOARD** - September 10, 1996.

There was general discussion on the funding for the Plaque for Loretto Convent.

Direction was given that the guard rails on the Churchville Bridge be returned to their previous size.

PB167-96 That the minutes of the **HERITAGE BOARD** dated September 10, 1996, to the Planning and Building Committee meeting of September 16, 1996, be approved as printed and circulated.

CARRIED

The recommendations we approved as follows:

BH034-96 **THAT** the Agenda for the Brampton Heritage Board meeting of September 10, 1996, be approved as printed.

BH035-96 That the status report from Chairman re: The C.P. Station be received.

BH036-96 That the correspondence from Dan O'Reilly, dated May 29, 1996, re: Plaque for Loretto Convent (Mayfield and Gore Road) be received, and;

That correspondence be sent to Mr. Dan O'Reilly to support his group in their efforts to have a plaque erected in Wildfield to mark the former site of the Loretto Convent.

BH037-96 That the correspondence from Custom Signs & Graphics, dated April 1996, re: Pricing and Types of Plaques be received, and

That Iris McLean is to report back to Committee with cost estimates for the signs at the October 1996 meeting.

BH038-96 That the correspondence from Michael Seaman, Chair, dated June 20, 1996, re: Central Commercial Corridor Downtown Brampton Draft Secondary Plan Amendment be received and;

That the revisions to the Central Commercial Corridor Study be forwarded to the Planning Department.

BH039-96 That the correspondence from McCormick Rankin, Consulting Engineers and Planners, dated June 6, 1996, re: Public Information Centre for June 18, 1996, be received, and;

That the Heritage Board supports the relocation of the log structure to Bovaird House, and;

That the Mississauga Group has permission from the Brampton Heritage Board to move the Davison house to the property on McLaughlin Road, and;

That CHIC has permission to use anything from the Heritage Farm House.

BH040-96 That the Brampton Heritage Committee donate \$1,500.00 to the Village of Huttonville History Book Committee from the LACAC Reserve Fund 54 with the provision that \$750.00 is returned in either book form or cash.

BH041-96 That the correspondence to the Brampton Heritage Board at its meeting of September 10, 1996, be received as presented, and;

That the Clerk of the City of Brampton be directed to correspond with the Brampton Downtown Business Association to ask for a replacement representative to comply with the mandate of the Heritage Board.

L. OTHER BUSINESS

- L 1. Report from J. Corbett, Director of Planning & Development Services, dated August 12, 1996, re: **PROPOSED PROCESS IMPROVEMENTS - SUBDIVISION RELEASE AND ASSUMPTION PROCEDURES** (File P35 RE).

J. Metras, Commissioner of Legal Services & City Solicitor, commented on possible streamlining with regards to the City's Subdivision Release and Assumption Process. He advised that most issues will still go through the approval process on the Public Works side but will then go directly to the Legal Department, thereby eliminating the Planning Department stage. The area Councillors will be notified through the Legal Department.

PB168-96 That the report from J. Corbett, Director of Planning & Development Services, dated August 12, 1996, to the Planning and Building Committee meeting of September 16, 1996, re: **PROPOSED PROCESS IMPROVEMENTS - SUBDIVISION RELEASE AND ASSUMPTION PROCEDURES** (File P35 RE) be received; and

That the Subdivision Release and Assumption Process be revised in accordance with Figure Two of the report dated August 12, 1996.

CARRIED

- L 2. Correspondence from Regional Councillor Fennell, dated September 15, 1996, re: **RESIDENTIAL ESTATE - LOTS - EXECUTIVE HOUSING - FUTURE POTENTIAL SITES** (File B20).

PB169-96 That the correspondence from Regional Councillor Fennell, dated September 15, 1996, to the Planning and Building Committee meeting of September 16, 1996, re: **RESIDENTIAL ESTATE - LOTS - EXECUTIVE HOUSING - FUTURE POTENTIAL SITES** (File B20) be received.

CARRIED

The following recommendation was introduced at the request of Regional Councillor Fennell:

PB170-96 WHEREAS there is considerable development pressure anticipated along the Credit watershed through Brampton;

WHEREAS the Credit River valleylands in Brampton are part of Municipal ownership and responsibility;

WHEREAS we now have the opportunity to consider larger lot, executive residential area;

WHEREAS the concept of a trial link along the Credit through Brampton should be considered;
and

WHEREAS some of the best examples of executive neighbourhoods are near by;

BE IT RESOLVED that the Planning and Building Committee have the opportunity to visit a variety of sites in a "planning" narrated tour coordinated by our Planning Department that will include executive home area south of Brampton to see first hand what is developed there and settle for no less through the City of Brampton.

CARRIED

*** AT 8:15 P.M., CITY COUNCILLOR JEFFREY ASSUMED THE CHAIR FOR
THE REMAINDER OF THE MEETING**

M. QUESTION PERIOD

City Councillor Metzack commented on the condition of the road at the Steeles Avenue Bridge which has not been totally corrected to Airport Road. There is a serious depression on the "kill strip" east of the bridge. He would like to Region to be notified in order to rectify the problem.

Staff to direction to follow up on his concerns.

N. CLOSED MEETING - nil

O. ADJOURNMENT

PB171-96 That the Planning and Building Committee do now adjourn to meet again on October 21, 1996, or at the call of the Chair.

CARRIED

PLANNING AND BUILDING COMMITTEE MINUTES OCTOBER 21, 1996

MEMBERS PRESENT: City Councillor G. Gibson (Chair)
City Councillor L. Jeffrey (Vice Chair)
Mayor P. Robertson
Regional Councillor R. Begley
Regional Councillor L. Bissell
Regional Councillor S. Fennell
Regional Councillor G. Miles
Regional Councillor P. Palleschi
City Councillor R. Hunter
City Councillor B. Linton
City Councillor J. Hutton
City Councillor B. Cowie
City Councillor P. Richards
City Councillor D. Metzack
City Councillor J. Sprovieri
City Councillor S. Hames

MEMBERS ABSENT: City Councillor M. Moore (illness)

STAFF PRESENT: J. Marshall, Commissioner of Planning and Building
J. Metras, Commissioner of Legal Services & City Solicitor
J. Corbett, Director of Development Services
B. Winterhalt, Director of Planning, Policy & Research
A. Rezoski, Development Planner
C. Saunders, Policy Planner
S. Hill, Policy Planner
R. Bino, Manager of Development Services
K. Walsh, Director of Facility Development & Property Management
L.J. Mikulich, City Clerk
M. Frape, Clerks Assistant Jr.

The meeting was called to order at 3:05 p.m.

The meeting was called to recess at 3:55 p.m.

The meeting reconvened at 7:05 p.m.

The meeting was adjourned at 2:30 a.m. (Tuesday, October 22, 1996)

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation
------	----------------

A.	PB172-96	APPROVAL OF AGENDA
----	----------	---------------------------

-
- | | | |
|------|--|--|
| D 1. | PB194-96
PB195-96
PB196-96
PB197-96 | Delegations, re: 1993 OFFICIAL PLAN/PROPOSED MODIFICATIONS (File P25OV) |
| D 2. | PB178-96
PB179-96
PB180-96 | Delegation, re: HAYCROFT HOLDINGS - Ward 4 (File C1W5.30) |
| D 3. | PB189-96
PB190-96 | Delegations, re: CRESCENT HILL DRIVE LAND USE STUDY - Ward 7 (File P45BR) |
| D 4. | PB191-96
PB192-96
PB193-96 | Delegations, re: 871878 ONTARIO LIMITED (Streetsville Glen) - Ward 6 (File T4W15.6) |
| F 1. | PB186-96 | DIXIE SHOPPING CENTRE (II) LTD. - WARD 8 (File C3E5.15) |
| F 2. | PB187-96 | 728184 ONTARIO LIMITED (Ashley Oaks) - WARD 4
(File T2W13.2) |
| F 3. | PB188-96 | IAN JOHNSTON ARCHITECT - WARD 6 (File C4W5.4) |
| F 4. | PB194-96
PB195-96
PB196-96
PB197-96 | CITY OF BRAMPTON OFFICIAL PLAN - PUBLIC MEETING REPORT (File P25OV) |
| G 1. | PB173-96 | Report from Management and The Planning and Economic Development Team |
| G 2. | PB174-96 | BRAMPTON NORTH THREE LIMITED - Ward 2
(File C1W16.11) |
| G 3. | PB175-96 | CANADIAN HIGHWAYS INTERMODAL CONSTRUCTORS (CHIC) (File T4W15.7) |
| G 4. | PB178-96
PB179-96 | HAYCROFT HOLDINGS - WARD 4 (File C1W5.30) |
| G 5. | PB181-96 | ANDRIN INVESTMENTS - Ward 3 (File T2W14.7) |
| G 6. | PB176-96 | TEXRAN ENTERPRISES INCORPORATED AND CHECCO DEVELOPMENTS - Ward 9 (File T5E14.5) |
| G 7. | PB191-96
PB192-96
PB193-96 | 871878 ONTARIO LIMITED (Streetsville Glen) - Ward 6
(File T4W15.6) |

- G 8. PB177-96 **808890 ONTARIO LIMITED (Fletchers Creek Partnership) - Ward 6** (File C2W9.5)
- FLETCHERS CONTWO INVESTMENTS LIMITED - Ward 6** (File C2W9.4)
- JOSEPH BRAUN IN TRUST - Ward 6** (File C2W10.3)
- H 1. PB183-96 **CITY OF BRAMPTON OFFICIAL PLAN POLICIES AND ZONING BY-LAW STANDARDS FOR TWO-UNIT HOUSES** (File G87LO-2)
- H 2. PB184-96 **PROPOSED REALIGNMENT OF SANDALWOOD PARKWAY AND HUMBERWEST PARKWAY AND RESULTING ALTERATION TO LAND USE DESIGNATIONS IN THE SANDRINGHAM-WELLINGTON SECONDARY PLAN AREA (SPRINGDALE COMMUNITY) AND THE VALES OF CASTLEMORE SECONDARY PLAN - Ward 10** (Files P25S-28 and P25S-42)
- H 3. PB185-96 **PROPOSED SECONDARY PLANS: DOWNTOWN**
BRAMPTON AND QUEEN STREET CORRIDOR (File P25S36)
- I 1. PB182-96 **BUILDING PERMITS FOR THE MONTH OF SEPTEMBER, 1996** (File A20)
- L 1. PB198-96 **PROPOSED CENTRAL AREA DEVELOPMENT INCENTIVES**
PB199-96 (File SP36)
- L 2. PB189-96 **CRESCENT HILL DRIVE LAND USE STUDY - Ward 7**
PB190-96 (File P45BR)
- O. PB200-96 **ADJOURNMENT**

3:05 p.m. Call to Order

A. APPROVAL OF AGENDA

PB172-96 That the Agenda for the Planning and Building Committee Meeting dated October 21, 1996, be approved as amended to add:

- D 1. Additional delegations, re: **1993 OFFICIAL PLAN/PROPOSED MODIFICATIONS** (File P25OV) (See Item F4):
 - 1. Mr. Chris Moon, Chair of the Queen Street Supporters Committee
 - 2. Mr. Mauro Pambianchi, Bramalea City Centre
 - 3. Mr. Scott Goodison, Brampton Downtown Business Association
 - 4. Mr. Wes Scott, Nortel
 - 5. Mr. John Attrell, Attrell Toyota
 - 6. Mr. Barry Lyon, Economist
 - 7. Mr. Don Gibbon, Brameast
 - 8. Mr. Neil Davis, Davis, Webb & Schulze
 - 9. Ms. Mary Teasdale, Bramalea City Centre
 - 10. Mr. Hayden Matthews, Great Gulf Group of Companies
 - 11. Mr. Gary Stamm, Stamm & Associates
- D 2. Delegation - Mr. Muhammad Kamboh, re: **HAYCROFT HOLDINGS - Ward 4** (File C1W5.30) (See Item G4).
- D 3. Delegations, re: **CRESCENT HILL DRIVE LAND USE STUDY - Ward 7** (File P45BR) (See Item L2):
 - 1. Mr. Parminder Mundi, 20 Crescent Hill Drive
 - 2. Mr. Walter Singh, 24 Crescent Hill Drive
 - 3. Ms. Sue Cummings, Planning Consultant
- D 4. Delegations, re: **871878 ONTARIO LIMITED (Streetsville Glen) - Ward 6** (File T4W15.6) (See Report G7):
 - 1. Mr. William Rea, Churchville Heritage Committee
 - 2. Mr. Glen Schnar, Glen Schnar & Associates Inc.

CARRIED

B. CONFLICTS OF INTEREST

Regional Councillor Fennell declared a conflict of interest with regards to Items D3/L2 - Crescent Hill Drive Land Use Study (Recommendations PB188-96 and PB189-96) because her doctor is a resident in the affected lands. She declared her conflict after discussions evolved.

C. CONSENT

- * The items marked with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(G1, G2, G3, G6, G8, I1)

D. DELEGATIONS

- D 1. Delegations - *See Item F4 (Recommendation PB194-96 to PB197-96)* - re: **1993 OFFICIAL PLAN/PROPOSED MODIFICATIONS** (File P25OV).
- D 2. Delegation - *See Item G4 (Recommendation PB178-96 to PB180-96)* - re: **HAYCROFT HOLDINGS - Ward 4** (File C1W5.30).
- D 3. Delegations - *See Item L2 (Recommendation PB189-96 and PB190-96)* - re: **CRESCENT HILL DRIVE LAND USE STUDY - Ward 7** (File P45BR).
- D 4. Delegations - *See Item G7 (Recommendation PB191-96 to PB193-96)* - re: **871878 ONTARIO LIMITED (Streetsville Glen) - Ward 6** (File T4W15.6).

E. DEFERRED/REFERRED ITEMS - nil

F. PUBLIC MEETING REPORTS

- F 1. Public Meeting report dated October 16, 1996, re: **DIXIE SHOPPING CENTRE (II) LTD. - Ward 8** (File C3E5.15).

PB186-96 That the Public Meeting report dated October 16, 1996, to the Planning and Building Committee meeting of October 21, 1996, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - DIXIE SHOPPING CENTRE (II) LTD. - Ward 8** (File C3E5.15) be received; and

That the application be approved subject to the conditions approved by City Council at its meeting of September 23, 1996 (Resolution C320-96); and

That staff be directed to prepare the appropriate documents for the consideration of City Council.

CARRIED

- F 2. Public Meeting report dated October 16, 1996, re: **APPLICATION TO AMEND THE ZONING BY-LAW - 728184 ONTARIO LIMITED (Ashley Oaks) - Ward 4** (File T2W13.2).

PB187-96 That the Public Meeting report dated October 16, 1996, to the Planning and Building Committee meeting of October 21, 1996, re: **APPLICATION TO AMEND THE ZONING BY-LAW - 728184 ONTARIO LIMITED (Ashley Oaks) - Ward 4** (File T2W13.2) be received; and

That the application be approved subject to the conditions approved by City Council at its meeting of September 23, 1996 (Resolution C320-96); and

That staff be directed to prepare the appropriate documents for the consideration of City Council.

CARRIED

- F 3. Public Meeting report dated October 15, 1996, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - IAN JOHNSTON ARCHITECT - Ward 6** (File C4W5.4).

PB188-96 That the Public Meeting report dated October 15, 1996, to the Planning and Building Committee meeting of October 21, 1996, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - IAN JOHNSTON ARCHITECT - Ward 6** (File C4W5.4) be received; and

That the application be approved subject to the conditions approved by City Council at their meeting on April 22, 1996 with the following revisions and additions:

1. Conditions B.4.(d) and B.4.(g) be deleted and replaced with the following:
 - B.4.(d) The applicant agree that all lighting on the subject lands shall be appropriately located, designed and oriented so as to minimize glare on adjacent roadways and properties.
 - B.4.(g) The owner shall agree not to claim any damages arising out of the construction of a centre median on Queen Street West restricting the Queen Street West road access to right-in/right-out movements only when either Queen Street West is reconstructed, or when Regional Council determines that such extension is required in the interest of public safety.
2. The following condition be added as B.4.(k):
 - B.4.(k) Prior to Site Plan approval (of File SP96-42), the owner shall make arrangements, satisfactory to the City, to construct a 1.8 metre high wood screen privacy fence adjacent to the west property limit.

That staff be directed to prepare the appropriate documents for City Council's consideration.

CARRIED

- F 4. **CITY OF BRAMPTON OFFICIAL PLAN - PUBLIC MEETING REPORT** (File P25OV) (See Item D1).

The delegations spoke as follows with general discussion pertaining to each individual:

Mr. Dennis Wood, McCarthy, Tetrault, was present on behalf of First Professional Management Inc. who is a significant developer within the municipality. He addressed his concerns and advised Council that he is merely seeking to have the policies already set within their secondary plan sustained.

Mr. Michael Gagnon, Gagnon Planners & Urban Designers Ltd., was present on behalf of Anndale Properties who owns the 100 acres of land at the southeast corner of Highway 410 and Steeles Avenue. He thanked staff for taking his client's recommendations into consideration and advised that he is comfortable with the recommendations put forward by staff with a few minor exceptions. He suggested that he is not in favour of dropping development charges which are used to help enrich services within the municipality.

Mr. Chris Moon, Chair of the Queen Street Supporters Committee, suggested that tonight is a critical point in the realization of the Official Plan Modifications in deciding whether or not the foundation will be laid. He presented a 12 minute video titled "*Brampton - It's Our City*" which contained various members of the business community who would like an economically and culturally strong city created through the Queen Street Corridor.

Mr. Mauro Pambianchi, Bramalea City Centre, advised that the staff report makes no reference to any participation from the Bramalea City Centre. He confirmed that the Bramalea City Centre has been an active participant, is in general support of the recommendations and provided his general comments regarding proposed uses and entertainment uses.

Mr. Tom McBarron was speaking tonight as a downtown resident, businessman and volunteer at the Brampton YMCA. He suggested that people's vision of Brampton include a strong downtown which is what will make Brampton different from other communities. He advised of concerns regarding centralized development and requested Committee to support fully the plans put forward by the Queen Street Corridors.

Mr. Scott Goodison, Brampton Downtown Business Association, commented on the positive aspects of the report and why the Brampton Downtown Business Association supports that report. He supports retail and entertainment aspects and is in favour of modifications that will help the corridor grow and prosper.

Mr. Wes Scott, Executive Vice-President of Northern Telecom, commented on issues to move forward with the development of the corridor. He advised that when Northern Telecom restructured 2 1/2 years ago rather than leaving the building vacant it amalgamated with the head office location in Mississauga onto a world class campus facility. He faced a challenge of convincing the employees to relocate to Brampton and hopes that the labour market will increase as a result of the development of the Queen Street Corridor. He did suggest that Brampton lacks any suitable hotels for business purposes and that use should be looked at.

Mr. John Attrell, Attrell Toyota, was present on behalf of the Queen Street Auto Dealers who strongly believe that Brampton's success, both in retail and industrial sectors, is a key factor in the Queen Street Corridor. He suggested that in order for the plans to work effectively it must not be fractured but rather development as a whole.

Mr. Barry Lyon, Economist, focused on some essential elements of the Queen Street Corridor such as Highway 407. He suggested that the lands along the highway are "golden" and will create tremendous land value for the City of Brampton. He advised that the most important part of a City is its heart and the Queen Street Corridor is the heart of Brampton.

Mr. Don Gibbon, was present on behalf of the Brameast plant owners who are generally in support of the recommendations. His major concern is the review of the secondary plan.

Mr. Neil Davis, Davis, Webb & Schulze, has been involved in this process for the past 6 months and is very pleased with the staff report. He provided his comments and advised that Brampton requires a strong central area in order to sell the community as a sense of place and a sense of identity. He discussed the entertainment uses as well as hotels/motels.

Ms. Mary Teasdale, Bramalea City Centre, advised that Committee's decision would greatly affect her small business located within the Bramalea City Centre. She feels that those who will be affected significantly will be single store owners and is asking Committee to keep the Queen Street Corridor strong.

Mr. Hayden Matthews, Great Gulf Group of Companies, is a major investor in Brampton and would like to see the City grow and flourish. He clarified that Great Gulf's proposal for a 10 screen theatre is strictly proposed for commercial lands not industrial lands and does not want to destroy the viability of Brampton. He is in favour of staff's report and recommendations with the exception of the testing analysis and asked staff to consider "Test A".

Mr. Gary Stamm, Stamm & Associates, commented on various concerns of the other delegations. He provided a presentation focusing mainly on development within the central area of Brampton or "big issues". He discussed the various development patterns required for growth in Brampton. He responded to inquiries regarding office node development and future development.

J. Marshall, Commissioner of Planning and Building, advised that the Official Plan is intended to set the overall guidelines within the secondary plans and suggested that any proposals for new uses along the corridor that would have a potential impact on the area would then be considered by Council. He suggested that through the modification process it became clear that a significant part of the business community needs to reflect meaningful changes of policy to help the central area. The 1993 Official Plan was very permissive with great flexibility.

There was general debate among Committee focusing on issues such as entertainment uses. Planning staff answered questions of Committee.

J. Marshall, Commissioner of Planning and Building, would like some leeway in adjusting the working of the recommendations with respect to freestanding restaurants in industrial areas as well as the difficulty of differentiating between hotels and motels, and other matters. Committee concurred with the Commissioner's request.

* * * *

At 11:50 p.m. the following recommendation was passed:

PB194-96 That pursuant to Section 22.1 of Procedural By-law 62-81, as amended, Planning and Building Committee shall continue until all matters have been dealt with as listed on the agenda.

CARRIED

* * * *

The following recommendation was passed in respect of this matter:

PB195-96 That the correspondence from Patricia A. Foran, Aird & Berlis, dated October 18, 1996, to the Planning and Building Committee meeting of October 21, 1996, re: **CITY OF BRAMPTON OFFICIAL PLAN - PROPOSED MODIFICATIONS** (File P25OV) be received.

CARRIED

The following recommendation was voted on separately by a recorded vote as follows:

PB196-96 WHEREAS the City of Brampton has undertaken a thorough review of its commercial and industrial policies as contained in the 1993 Official Plan; and

WHEREAS a consequence of the further public consultation process undertaken, Council has determined that certain policies in the 1993 Official Plan need to be amended to , among other things, recognize the importance of the Central Area to the social and economic health of the City of Brampton; and

WHEREAS a strong and continually revitalizing central area is essential to establishing the identity of the City of Brampton as a community and in conveying a shared vision for the citizens of Brampton and in fostering a positive impression along those looking to invest or do business in the City of Brampton;

NOW THEREFORE BE IT RESOLVED that the report of S. Hill, Policy Planner, dated October 16, 1996, to the Planning and Building Committee meeting of October 21, 1996, re: **CITY OF BRAMPTON OFFICIAL PLAN - PUBLIC MEETING REPORT** (File P25OV) be received and that staff be directed to finalize all proposed Minister's modifications to the Plan for incorporation into a consolidated list for submission; and

That staff be directed to incorporate into the amendments to be adopted by Council the following modifications:

- I. **BUSINESS INDUSTRIAL AND BUSINESS RETAIL DESIGNATIONS ON SCHEDULE A** - staff be directed to modify the 1993 Official Plan in accordance with the staff recommendation as contained on page 10 of the report.
- II. **CITY CONCEPT AND OBJECTIVES** - Staff be directed to modify the 1993 Official Plan in accordance with the staff recommendation contained on pages 12, 13, 14 and 15 of the report.

III. **ROLE OF THE CENTRAL AREA AND THE ESTABLISHMENT OF A CENTRAL AREA DESIGNATION ON SCHEDULE A** - Staff be directed to modify the 1993 Official Plan in accordance with the staff recommendation contained on pages 18 and 19 of the report.

IV. **ROLE AND FUNCTION OF KEY NODES AND CORRIDORS** - Staff be directed to modify the 1993 Official Plan in accordance with the staff recommendation contained on pages 20 and 21 of the report.

V. **PRIMARY OFFICE NODES** - Staff be directed to modify the 1993 Official Plan in accordance with the staff recommendation contained on page 23 of the report.

OTHER OFFICE NODES - Staff be directed to modify the 1993 Official Plan in accordance with the staff recommendation contained on page 25 of the report.

ON TAKING A RECORDED VOTE, THE CITY CLERK NOTED THE MOTION "CARRIED" 16 YEAS, 0 NAYS AND 1 ABSENT AS FOLLOWS:

IN FAVOUR

AGAINST

ABSENT

Linton
Fennell
Sprovieri
Hutton
Jeffrey
Palleschi
Metzak
Robertson
Begley
Richards
Gibson
Bissell
Hunter
Hames
Miles
Cowie

Moore

CARRIED

VI. **OFFICE AND MIXED USE DEVELOPMENT DENSITIES BY NODE/DESIGNATION** - Staff be directed to modify the 1993 Official Plan in accordance with the staff recommendation as contained on page 27 of the report.

VII. **ENTERTAINMENT USES** - Staff be directed to modify the 1993 Official Plan in accordance with the following:

ON TAKING A RECORDED VOTE, THE CITY CLERK NOTED THE MOTION "CARRIED" 16 YEAS, 0 NAYS AND 1 ABSENT AS FOLLOWS:

<u>IN FAVOUR</u>	<u>AGAINST</u>	<u>ABSENT</u>
Linton		Moore
Fennell		
Sprovieri		
Hutton		
Jeffrey		
Palleschi		
Metzak		
Robertson		
Begley		
Richards		
Gibson		
Bissell		
Hunter		
Hames		
Miles		
Cowie		

CARRIED

RECOMMENDATION:

An entertainment use has the purpose of providing entertainment, and includes cinemas, theatres, art galleries, museums, auditoriums, and other similar places of amusement, but does not include uses the purpose of which is to provide opportunities for physical activities such as bowling alleys, gyms and arenas, or banquet hall and catering uses.

ON TAKING A RECORDED VOTE, THE CITY CLERK NOTED THE MOTION "CARRIED" 10 YEAS, 6 NAYS AND 1 ABSENT AS FOLLOWS:

<u>IN FAVOUR</u>	<u>AGAINST</u>	<u>ABSENT</u>
Linton	Jeffrey	Moore
Fennell	Palleschi	
Sprovieri	Metzak	
Hutton	Begley	
Robertson	Hames	
Richards	Miles	
Gibson		
Bissell		
Hunter		
Cowie		

CARRIED

Regional Entertainment Use means an Entertainment Use or complex predominantly directed to attract patrons from outside the City of Brampton and in any event, not less than 1/3 of its patrons shall be demonstrated to be drawn from outside of the City of Brampton.

ON TAKING A RECORDED VOTE, THE CITY CLERK NOTED THE MOTION "CARRIED" 10 YEAS, 6 NAYS AND 1 ABSENT AS FOLLOWS:

<u>IN FAVOUR</u>	<u>AGAINST</u>	<u>ABSENT</u>
Linton	Jeffrey	Moore
Fennell	Palleschi	
Sprovieri	Metzak	
Hutton	Begley	
Robertson	Hames	
Richards	Miles	
Gibson		
Bissell		
Hunter		
Cowie		
CARRIED		

Proposed Policy:

The Central Area designation is regarded as the major location for entertainment uses in the City. However, exceptions to Central Area locations will be considered to accommodate local and regional serving entertainment

ON TAKING A RECORDED VOTE, THE CITY CLERK NOTED THE MOTION "CARRIED" 16 YEAS, 0 NAYS AND 1 ABSENT AS FOLLOWS:

<u>IN FAVOUR</u>	<u>AGAINST</u>	<u>ABSENT</u>
Linton		Moore
Fennell		
Sprovieri		
Hutton		
Jeffrey		
Palleschi		
Metzak		
Robertson		
Begley		
Richards		
Gibson		
Bissell		
Hunter		
Hames		
Miles		
Cowie		
CARRIED		

uses as follows:

ON TAKING A RECORDED VOTE, THE CITY CLERK NOTED THE MOTION "CARRIED" 13 YEAS, 3 NAYS AND 1 ABSENT AS FOLLOWS:

<u>IN FAVOUR</u>	<u>AGAINST</u>	<u>ABSENT</u>
Linton	Jeffrey	Moore
Fennell	Palleschi	
Sprovieri	Metzak	
Hutton		
Robertson		
Begley		
Richards		
Gibson		
Bissell		
Hunter		
Hames		
Miles		
Cowie		

CARRIED

Entertainment Uses may be located within the District Retail, Neighbourhood Retail, or Regional Retail designations, provided they are of a limited scale relative to the primary retail function of a particular retail centre, as defined in the relevant zoning by-laws; and

ON TAKING A RECORDED VOTE, THE CITY CLERK NOTED THE MOTION "CARRIED" 12 YEAS, 4 NAYS AND 1 ABSENT AS FOLLOWS:

<u>IN FAVOUR</u>	<u>AGAINST</u>	<u>ABSENT</u>
Linton	Jeffrey	Moore
Fennell	Palleschi	
Sprovieri	Metzak	
Hutton	Begley	
Robertson		
Richards		
Gibson		
Bissell		
Hunter		
Hames		
Miles		
Cowie		

CARRIED

Regional Entertainment Uses, if it can be adequately demonstrated prior to any approvals being granted by means of a market study or equivalent analysis or information, that such a location is necessary to serve that catchment area successfully and that such use or complex will not adversely impact upon the planned function of the Central Area of the City of Brampton as the major entertainment area in the City and providing information related to:

the present and project five-year catchment area of the proposed use and the business to be drawn from within Brampton and from outside of Brampton;

an inventory of the existing and approved competing facilities within the catchment area; and

reasons why the proposed use cannot be effectively located in the Central Area.

ON TAKING A RECORDED VOTE, THE CITY CLERK NOTED THE MOTION "CARRIED" 12 YEAS, 4 NAYS AND 1 ABSENT AS FOLLOWS:

IN FAVOUR

AGAINST

ABSENT

Linton
Fennell
Sprovieri
Hutton
Robertson
Richards
Gibson
Bissell
Hunter
Hames
Miles
Cowie

Jeffrey
Palleschi
Metzak
Begley

Moore

CARRIED

- VIII. **OFFICES USES IN INDUSTRIAL AND BUSINESS INDUSTRIAL DESIGNATIONS** - To be modified in accordance with staff's recommendation contained on pages 37 and 38 of the report.
- IX. **RETAIL AND SERVICE USES IN INDUSTRIAL DESIGNATIONS** - To be modified in accordance with option 2 of the staff report as contained on page 41 of the report.
- X. **RETAIL AND SERVICE USES IN BUSINESS INDUSTRIAL DESIGNATIONS** - To be modified in accordance with the following:

Permissions for ancillary retail and business serving uses in industrial malls; retail warehousing to be permitted provided that any particular retail warehouse user shall have a minimum gross floor area of 20,000 square feet, provided that where any lot contains more than one retail warehouse, up to 10% of the gross floor area devoted to retail warehousing on the lot may be contained within a building or unit in a building or part thereof, as the case may be, with a minimum gross floor area of 5,000 square feet.

The definition of retail warehouse shall be defined to exclude a supermarket or grocery store, a department store and the sale of prescription drugs, pharmaceutical products, health and beauty aid products and other similar products administering to the individual and personal needs of persons.

ON TAKING A RECORDED VOTE, THE CITY CLERK NOTED THE MOTION "CARRIED" 16 YEAS, 0 NAYS AND 1 ABSENT AS FOLLOWS:

<u>IN FAVOUR</u>	<u>AGAINST</u>	<u>ABSENT</u>
Linton		Moore
Fennell		
Sprovieri		
Hutton		
Jeffrey		
Palleschi		
Metzak		
Robertson		
Begley		
Richards		
Gibson		
Bissell		
Hunter		
Hames		
Miles		
Cowie		

CARRIED

XI. **RESTAURANT USES** - To be modified in accordance with staff's recommendations contained on pages 44, 45, 46 and 47, by removing any reference to 5000 square feet, of the staff report

ON TAKING A RECORDED VOTE, THE CITY CLERK NOTED THE MOTION "CARRIED" 15 YEAS, 0 NAYS AND 2 ABSENT AS FOLLOWS:

<u>IN FAVOUR</u>	<u>AGAINST</u>	<u>ABSENT</u>
Linton		Moore
Fennell		Begley
Sprovieri		
Hutton		

Jeffrey
Palleschi
Metzak
Robertson
Richards
Gibson
Bissell
Hunter
Hames
Miles
Cowie

CARRIED

with the exception that Restaurant Uses in Industrial and Business
Industrial designations shall not be congregated in a campus setting as
limited and defined in the Secondary Plan.

ON TAKING A RECORDED VOTE, THE CITY CLERK NOTED THE
MOTION "CARRIED" 12 YEAS, 4 NAYS AND 1 ABSENT AS FOLLOWS:

IN FAVOUR

AGAINST

ABSENT

Linton
Fennell
Sprovieri
Hutton
Jeffrey
Robertson
Richards
Gibson
Bissell
Hunter
Miles
Cowie

Palleschi
Metzak
Begley
Hames

Moore

CARRIED

XII. HOTELS/MOTELS -

That Hotels and Motels be permitted in the following areas:

- (a) in the Central Area;
- (b) within all designated Offices Nodes in the Official Plan or
Secondary Plans;
- (c) in conjunction with a major recreational/tourist facility or
complex; and
- (d) at major 400 series highway intersections.

within That motels be permitted within Business Industrial designations the Plan subject to appropriate locational criteria along arterial roads and that staff be directed to distinguish, by definition, between a hotel that would include convention centre, meeting rooms, public halls, retail facilities, etc. and a motel in which would be permitted limited meeting room and retail facilities.

ON TAKING A RECORDED VOTE, THE CITY CLERK NOTED THE MOTION "CARRIED" 16 YEAS, 0 NAYS AND 1 ABSENT AS FOLLOWS:

IN FAVOUR

AGAINST

ABSENT

Linton
Fennell
Sprovieri
Hutton
Jeffrey
Palleschi
Metzak
Robertson
Begley
Richards
Gibson
Bissell
Hunter
Hames
Miles
Cowie

Moore

CARRIED

XIII. **DEPARTMENT STORE TYPE MERCHANDISE (DSTM)** - To be modified to reflect permissions in Brampton Industrial designations.

XIV. **SUPERMARKETS AND FOOD WAREHOUSES** - To be modified accordingly.

ON TAKING A RECORDED VOTE, THE CITY CLERK NOTED THE MOTION "CARRIED" 16 YEAS, 0 NAYS AND 1 ABSENT AS FOLLOWS:

IN FAVOUR

AGAINST

ABSENT

Linton
Fennell
Sprovieri
Hutton
Jeffrey
Palleschi
Metzak
Robertson
Begley
Richards

Moore

Gibson
Bissell
Hunter
Hames
Miles
Cowie

CARRIED

**** For clarification, the recommendation passed in its complete form is as follows:**

WHEREAS the City of Brampton has undertaken a thorough review of its commercial and industrial policies as contained in the 1993 Official Plan; and

WHEREAS a consequence of the further public consultation process undertaken, Council has determined that certain policies in the 1993 Official Plan need to be amended to , among other things, recognize the importance of the Central Area to the social and economic health of the City of Brampton; and

WHEREAS a strong and continually revitalizing central area is essential to establishing the identity of the City of Brampton as a community and in conveying a shared vision for the citizens of Brampton and in fostering a positive impression along those looking to invest or do business in the City of Brampton;

NOW THEREFORE BE IT RESOLVED that the report of S. Hill, Policy Planner, dated October 16, 1996, to the Planning and Building Committee meeting of October 21, 1996, re: **CITY OF BRAMPTON OFFICIAL PLAN - PUBLIC MEETING REPORT** (File P25OV) be received and that staff be directed to finalize all proposed Minister's modifications to the Plan for incorporation into a consolidated list for submission; and

That staff be directed to incorporate into the amendments to be adopted by Council the following modifications:

- I. **BUSINESS INDUSTRIAL AND BUSINESS RETAIL DESIGNATIONS ON SCHEDULE A** - staff be directed to modify the 1993 Official Plan in accordance with the staff recommendation as contained on page 10 of the report.
- II. **CITY CONCEPT AND OBJECTIVES** - Staff be directed to modify the 1993 Official Plan in accordance with the staff recommendation contained on pages 12, 13, 14 and 15 of the report.
- III. **ROLE OF THE CENTRAL AREA AND THE ESTABLISHMENT OF A CENTRAL AREA DESIGNATION ON SCHEDULE A** - Staff be directed to modify the 1993 Official Plan in accordance with the staff recommendation contained on pages 18 and 19 of the report.
- IV. **ROLE AND FUNCTION OF KEY NODES AND CORRIDORS** - Staff be directed to modify the 1993 Official Plan in accordance with the staff recommendation contained on pages 20 and 21 of the report.

V. **PRIMARY OFFICE NODES** - Staff be directed to modify the 1993 Official Plan in accordance with the staff recommendation contained on page 23 of the report.

OTHER OFFICE NODES - Staff be directed to modify the 1993 Official Plan in accordance with the staff recommendation contained on page 25 of the report.

VI. **OFFICE AND MIXED USE DEVELOPMENT DENSITIES BY NODE/DESIGNATION** - Staff be directed to modify the 1993 Official Plan in accordance with the staff recommendation as contained on page 27 of the report.

VII. **ENTERTAINMENT USES** - Staff be directed to modify the 1993 Official Plan in accordance with the following:

RECOMMENDATION:

An entertainment use has the purpose of providing entertainment, and includes cinemas, theatres, art galleries, museums, auditoriums, and other similar places of amusement, but does not include uses the purpose of which is to provide opportunities for physical activities such as bowling alleys, gyms and arenas, or banquet hall and catering uses.

Regional Entertainment Use means an Entertainment Use or complex predominantly directed to attract patrons from outside the City of Brampton and in any event, not less than 1/3 of its patrons shall be demonstrated to be drawn from outside of the City of Brampton.

Proposed Policy:

The Central Area designation is regarded as the major location for entertainment uses in the City. However, exceptions to Central Area locations will be considered to accommodate local and regional serving entertainment uses as follows:

Entertainment Uses may be located within the District Retail, Neighbourhood Retail, or Regional Retail designations, provided they are of a limited scale relative to the primary retail function of a particular retail centre, as defined in the relevant zoning by-laws; and

Regional Entertainment Uses, if it can be adequately demonstrated prior to any approvals being granted by means of a market study or equivalent analysis or information, that such a location is necessary to serve that catchment area successfully and that such use or complex will not adversely impact upon the planned function of the Central Area of the City of Brampton as the major entertainment area in the City and providing information related to:

the present and project five-year catchment area of the proposed use and the business to be drawn from within Brampton and from outside of Brampton;

an inventory of the existing and approved competing facilities within the catchment area; and

reasons why the proposed use cannot be effectively located in the Central Area.

VIII. **OFFICES USES IN INDUSTRIAL AND BUSINESS INDUSTRIAL DESIGNATIONS** - To be modified in accordance with staff's recommendation contained on pages 37 and 38 of the report.

IX. **RETAIL AND SERVICE USES IN INDUSTRIAL DESIGNATIONS** - To be modified in accordance with option 2 of the staff report as contained on page 41 of the report.

X. **RETAIL AND SERVICE USES IN BUSINESS INDUSTRIAL DESIGNATIONS** - To be modified in accordance with the following:

Permissions for ancillary retail and business serving uses in industrial malls; retail warehousing to be permitted provided that any particular retail warehouse user shall have a minimum gross floor area of 20,000 square feet, provided that where any lot contains more than one retail warehouse, up to 10% of the gross floor area devoted to retail warehousing on the lot may be contained within a building or unit in a building or part thereof, as the case may be, with a minimum gross floor area of 5,000 square feet.

The definition of retail warehouse shall be defined to exclude a supermarket or grocery store, a department store and the sale of prescription drugs, pharmaceutical products, health and beauty aid products and other similar products administering to the individual and personal needs of persons.

XI. **RESTAURANT USES** - To be modified in accordance with staff's recommendations contained on pages 44, 45, 46 and 47, by removing any reference to 5000 square feet, of the staff report with the exception that Restaurant Uses in Industrial and Business Industrial designations shall not be congregated in a campus setting as limited and defined in the Secondary Plan.

XII. **HOTELS/MOTELS** -

That Hotels and Motels be permitted in the following areas:

- (a) in the Central Area;
- (b) within all designated Offices Nodes in the Official Plan or Secondary Plans;
- (c) in conjunction with a major recreational/tourist facility or complex; and
- (d) at major 400 series highway intersections.

within That motels be permitted within Business Industrial designations the Plan subject to appropriate locational criteria along arterial roads and that staff be directed to distinguish, by definition, between a hotel that would include convention centre, meeting rooms, public halls, retail facilities, etc. and a motel in which would be permitted limited meeting room and retail facilities.

XIII. **DEPARTMENT STORE TYPE MERCHANDISE (DSTM)** - To be modified to reflect permissions in Brampton Industrial designations.

XIV. **SUPERMARKETS AND FOOD WAREHOUSES** - To be modified accordingly.

Item D1 was dealt with at this time.

PB197-96

That the following delegations, re: Additional delegations, re: **1993 OFFICIAL PLAN/PROPOSED MODIFICATIONS** (File P25OV) be received:

1. Mr. Dennis Wood, McCarthy, Tetrault
2. Mr. Michael Gagnon, Gagnon Planners & Urban Designers Ltd.
3. Mr. Tom McBarron, Brampton YMCA
4. Mr. Chris Moon, Chair of the Queen Street Supporters Committee
5. Mr. Mauro Pambianchi, Bramalea City Centre
6. Mr. Scott Goodison, Brampton Downtown Business Association
7. Mr. Wes Scott, Nortel
8. Mr. John Attrell, Attrell Toyota
9. Mr. Barry Lyon, Economist
10. Mr. Don Gibbon, , Brameast
11. Mr. Neil Davis, Davis, Webb & Schulze
12. Ms. Mary Teasdale, Bramalea City Centre
13. Mr. Hayden Matthews, Great Gulf Group of Companies
14. Mr. Gary Stamm, Stamm & Associates

CARRIED

G. DEVELOPMENT SERVICES REPORTS

G 1. Report from Management and The Planning and Economic Development Team.

PB173-96

That the Report from Management and The Planning and Economic Development Team, to the Planning and Building Committee Meeting of October 21, 1996, recommending that the Planning and Building Committee consider reports in respect of the following, be received:

- **BRAMPTON NORTH THREE LIMITED - Ward 2** (File C1W16.11)
- **CANADIAN HIGHWAYS INTERMODAL CONSTRUCTORS (CHIC)** (File T4W15.7)
- **HAYCROFT HOLDINGS - WARD 4** (File C1W5.30)

- **ANDRIN INVESTMENTS - Ward 3** (File T2W14.7)
- **TEXRAN ENTERPRISES INCORPORATED AND CHECCO DEVELOPMENTS - Ward 9** (File T5E14.5)
- **ONTARIO LIMITED (Streetsville Glen) - Ward 6** (File T4W15.6)
- **ONTARIO LIMITED (Fletchers Creek Partnership) - Ward 6** (File C2W9.5)
- FLETCHERS CONTWO INVESTMENTS LIMITED - Ward 6** (File C2W9.4)
- JOSEPH BRAUN IN TRUST - Ward 6** (File C2W10.3)

CARRIED

G 2. **BRAMPTON NORTH THREE LIMITED - Ward 2** (File C1W16.11).

PB174-96 That the report from A. Rezoski, Development Planner, dated October 15, 1996, to the Planning and Building Committee meeting of October 21, 1996, re: **BRAMPTON NORTH THREE LIMITED - Ward 2** (File C1W16.11) be received; and

That a public meeting be held in accordance with City Council procedures; and

That subject to the results of the public meeting, staff be directed to prepare an appropriate amendment to the zoning by-law and that draft plan approval be subject to the conditions below:

1. The approval be based on the draft plan prepared by F. J. Ternoway & Associates Limited, dated July 18, 1996.
2. All conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives of said conditions, in accordance with the explanations for their use contained in these lists and as determined applicable by the Commissioner of Planning and Building with the following additions:
 - “41. That the applicant shall agree in the Servicing and/or Subdivision Agreement to erect and maintain information signs in English and French at all major entrances to the proposed development advising that "Lack of Provincial funding for schools requires students to be accommodated in temporary facilities elsewhere." These signs, shall be to the Dufferin-Peel Roman Catholic Separate School Board's specifications, at locations determined by the Board and erected prior to registration.
 42. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed. The clauses are to be inserted in English and French.

- (a) "Whereas, despite the best efforts of the Dufferin-Peel Roman Catholic Separate School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."
- (b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another designated place convenient to the Board."

43. The Peel Board of Education requires that the following clause be placed in any agreement of purchase and sale entered into with respect to any lots on this plan, within a period of five years from the date of registration of the above subdivision agreement.

"Whereas, despite the efforts of The Peel Board of Education, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that all students will be accommodated in temporary facilities and bused to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the Planning Services Department of The Peel Board of Education to determine the exact schools."

44. A berm, or combination berm and noise attenuation fence, having extensions or returns at the ends, shall be erected on adjoining property, parallel to the railway right-of-way with construction according to the following specifications:

- a) Minimum total height 4.0 metres above top-of-rail;
- b) Berm minimum height 2.0 metres and side slopes not steeper than 2.5 to 1.
- c) Fence, or wall, to be constructed without openings and of a durable material weighing not less than 20 kg. per square metre (4lb/sq.ft.) of surface area.

No part of berm/noise barrier is to be constructed on railway property.

A clause shall be inserted in all offers of sale and purchase or lease, and be registered on title or included in the lease for each dwelling affected by any noise and vibration attenuation measures, advising that any berm, fencing, or vibration isolation features implemented are not to be tampered with or altered, and further that the owner shall have the sole responsibility for and shall maintain these features.

Dwellings must be constructed such that the interior noise levels meet the criteria of the appropriate Ministry. A noise study shall be carried out by a professional noise consultant to determine what impact, if any, railway noise would have on residents of the proposed subdivision and to recommend mitigation measures if required. The recommendations of the study shall be implemented.

45. Setback of dwellings from the railway right-of-way shall be a minimum of 15 metres. While no dwelling should be closer to the right-of-way than the specified setback, an unoccupied building, such as a garage, may be built closer. The 2.0 metre high earth berm adjacent to the right-of-way must be provided in all instances.
46. Ground vibration transmission shall be estimated through site tests. If in excess of the acceptable levels, all dwellings within 75 metres of the nearest track shall be protected. The measures employed may be:
 - a) Support the building on rubber pads between the foundation and the occupied structure so that the maximum vertical natural frequency of the structure on the pads is 12 Hz;
 - b) Insulate the building from the vibration originating at the railway tracks by an intervening discontinuity or by installing adequate insulation outside the building, protected from the compaction that would reduce its effectiveness so that vibration in the building became unacceptable; or
 - c) Other suitable measures that will retain their effectiveness over time.
47. A clause shall be inserted in all offers to purchase, agreements of sale and purchase or lease and in the title deed or lease of each dwelling, warning prospective purchasers or tenants of the existence of the Railway's operating right-of-way; the possibility of alterations including the possibility that the Railway may expand its operations, which expansion may effect the living environment of the residents notwithstanding the inclusion of noise and vibration attenuating measures in the design of the subdivision and individual units, and that the Railway will not be responsible for complaints or claims arising from the use of its facilities and/or operations.
48. Any proposed alterations to the existing drainage pattern affecting railway property shall receive prior concurrence from the Railway, and be substantiated by a drainage report to be reviewed by the Railway.
49. A 1.83 metre high chain link fence shall be constructed and maintained along the common property line of the Railway and the development by the developer at his expense, and the developer is made aware of the necessity of including a covenant running with the lands, in all deeds, obliging the purchasers of the land to maintain the fence in a satisfactory condition at their expense.

50. Any proposed utilities under or over railway property to serve the development shall be approved prior to their installation and be covered by the Railway's standard agreement.
51. The applicant shall pay all costs associated with the closure of the relevant part of Torada Court, the reconfiguration and reconstruction of Torada Court located external to the subject lands, and all costs associated with changing the name of Torada Court, if deemed necessary.

That prior to the enactment of the zoning by-law, satisfactory arrangements shall be made with the City to determine the disposition of Block 244 on Registered Plan 43M-1127 with respect to the ownership, maintenance and access for maintenance vehicles.

CARRIED

G 3. **CANADIAN HIGHWAYS INTERMODAL CONSTRUCTORS (CHIC)** (File T4W15.7).

PB175-96 That the report from S. Hill, Policy Planner, dated October 16, 1996, to the Planning and Building Committee meeting of October 21, 1996, re: **CANADIAN HIGHWAYS INTERMODAL CONSTRUCTORS (CHIC)** (File T4W15.7) be received; and

That a public meeting be held in accordance with City Council procedures; and

That the zoning by-law amendment application fee, as well as the City of Brampton portion of the related Land Division application fee be waived; and

That prior to the enactment of the amending zoning by-law, the Minister of Municipal Affairs and Housing shall approve the City's current application to delete the subject lands from the Parkway Belt West Plan; and

That subject to the results of the public meeting, staff be directed to prepare the appropriate documents for the consideration of City Council subject to the following conditions:

1. The amendment to the zoning by-law shall place the lands in a "RH" - Residential Hamlet zoning category.
2. Prior to the enactment of the amending zoning by-law, the applicant shall finalize with the City the location of the required cul-de-sac for the termination of Creditview Road at Highway 407.

CARRIED

G 4. **HAYCROFT HOLDINGS - WARD 4** (File C1W5.30).

Mr. Muhammad Kamboh, one of the owners at 55 Queen Street West, is located adjacent to the subject property and addressed Committee of his concerns, mainly the visual impacts.

J. Corbett, Director of Development Services, advised that the mixed-use form of development is consistent with the development concept for the Central Commercial Corridor, and is compatible with existing and planned urban growth within the downtown area.

The following amendment was introduced at the request of Mayor Peter Robertson:

PB178-96 WHEREAS more persons will be living and working in the Queen Street corridor;

BE IT RESOLVED that Section 1.4.3 be changed to:

“The roofs of all buildings shall be considered as surfaces requiring design, effort and attention as they form a prominent part of the landscape as seen from higher buildings and from ground level profile. All mechanical roof equipment and appurtenances shall be covered with architectural screen and canopies. Rooftops may not be used for storage. On roofs of structured parking lots and other appropriate flat roof area, rooftop recreation or garden provisions are to be encouraged.”

CARRIED

PB179-96 That a public meeting be convened in accordance with City Council’s procedures; and

That subject to the results of the public meeting, the application be approved, and that staff be directed to prepare appropriate documents for the consideration of City Council, subject to the following conditions:

1. The amending zoning by-law shall contain the following provisions:

(a) the subject lands shall only be used for the following purposes:

(I) an apartment dwelling;

and, only in conjunction with an apartment dwelling

(ii) a retail establishment having no outside storage;

(iii) a service shop;

(iv) a personal service shop;

(v) a bank, trust company and finance company;

(vi) an office;

(vii) a dry cleaning and laundry distribution station;

- (viii) a dining room restaurant; a fast food restaurant; a standard restaurant; a take-out restaurant;
- (ix) a printing or copying establishment;
- (x) a commercial school;
- (xi) a community club;
- (xii) a health centre; and,
- (xiii) a theatre.

(b) shall be subject to the following requirements and restrictions:

- (I) Minimum Front Yard Depth:
 - 0 metres;
- (ii) Minimum Interior Side Yard Width:
 - where the interior side yard abuts a commercial zone - 0-metres;
 - where the interior side yard abuts a residential zone - 24 metres;
- (iii) Minimum Rear Yard Depth:
 - 0 metres
- (iv) Maximum Building Height:
 - 40 metres
- (v) Minimum Lot Area:
 - 0.38 hectares
- (vi) Maximum Gross Floor Index: 4.3
- (vii) Maximum Number of Apartment Dwelling Units: 151
- (viii) On Site Parking Shall be Provided As Follows:
 - For Residential Uses: 1.0 Spaces Per Dwelling Unit;
 - For All Other Uses Parking Shall Be Provided in Accordance with Section 20.3 of By-Law 200-82.
- (ix) An adult entertainment parlour; an amusement arcade; or an adult video store shall not be permitted;

-
- within
- (x) All garbage and refuse including any containers for the pre-storage of recyclable materials shall be enclosed and screened from public right-of-ways;
 - (xi) All garbage containers for restaurant uses shall be contained a climate controlled area within the building areas; and,
 - (xii) No outside storage shall be permitted.
2. Prior to the enactment of the zoning by-law, the applicant shall enter into a development agreement with the City of Brampton, which shall include the following:
- be
- (a) Prior to the issuance of a building permit, a site plan, fencing plan, landscape plan, grading and drainage plan, elevation cross-section drawings, a fire protection plan and engineering and servicing plans shall approved by the City and appropriate securities shall be deposited with the City to ensure the implementation of these plans;
 - (b) The applicant shall satisfy all financial, landscaping, engineering and other requirements of the City of Brampton and the Regional Municipality of Peel, including the payment of Regional and City development charges and applicable education development charges in accordance with their respective Development Charges By-laws;
 - (c) The applicant shall agree to grant easements, as may be required for the installation of utilities and municipal services, to the appropriate authorities;
 - (d) The applicant shall make satisfactory arrangements with the City to provide street trees in accordance with City specifications on all street frontages;
 - (e) All lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and properties;
 - (f) The applicant shall agree that one full turns access shall be permitted to/from the site adjacent to the southerly property boundary on George Street, in a location satisfactory to the Commissioner of Works and Transportation;
 - (g) The applicant shall provide on-site litter pick-up service which shall clear litter from the site at least twice weekly;
 - (h) The applicant shall convey to the City, a 3.0 metre road widening along the Queen Street frontage of the subject lands to the satisfaction of the City;
 - (I) The applicant shall convey to the City a 3.25 metre road widening along George Street to the satisfaction of the City;
 - (j) The applicant shall convey to the City a 7.5 metre corner daylighting rounding at the intersection Queen Street and George Street;

- way;
- (k) The applicant shall provide and pay all costs associated with the construction of a 1.8 metre masonry wall along the westerly property boundary where it abuts existing residential uses; and,
 - (l) The applicant shall enter into an encroachment agreement with the City any building feature encroaches on the Queen Street or George Street right-
 - (m) The applicant shall satisfy the requirements and secure all approvals from the Metropolitan Toronto and Region Conservation Authority; and,
 - (n) The applicant shall demonstrate to the satisfaction of the Legal Services Department that the properties at 41 George Street South and 57 Queen Street have been merged as one lot.

CARRIED

Item D2 was dealt with at this time.

PB180-96 That the delegation of Mr. Muhammad Kamboh, to the Planning and Building Committee meeting of October 21, 1996, re: **HAYCROFT HOLDINGS - WARD 4** (File C1W5.30) be received.

CARRIED

G 5. **ANDRIN INVESTMENTS - Ward 3** (File T2W14.7).

There was general discussion with regards to access on Ray Lawson Boulevard.

The following was introduced at the request of Regional Councillor Fennell:

PB081-96 That the report from N. Grady, Development Planner, dated October 15, 1996, to the Council meeting of October 21, 1996, re: **ANDRIN INVESTMENTS - Ward 3** (File T2W14.7) be received; and

That a public meeting be held in accordance with City Council procedures with respect to the application to amend the Official Plan; Zoning By-law and Draft Plan of Proposed Subdivision; and

That the application be approved subject to the results of the public meeting, and staff be directed to include all conditions of approval with respect to the draft plan of proposed subdivision with the notes of the public meeting.

CARRIED

G 6. **TEXRAN ENTERPRISES INCORPORATED AND CHECCO DEVELOPMENTS - Ward 9** (File T5E14.5).

PB176-96 That the report from K. Ash, Development Planner, dated October 9, 1996, to the Planning and Building Committee meeting of October 21, 1996, re: **TEXRAN ENTERPRISES INCORPORATED AND CHECCO DEVELOPMENTS - Ward 9** (File T5E14.5) be received; and

That prior to the enactment of the zoning by-law the applicant shall withdraw the draft plan of subdivision from the Region of Peel (File: 21T-91018B) and the application to amend the Official Plan and Zoning By-law from the City (City File: T5E14.4); and

That prior to the enactment of the zoning by-law, outstanding comments from the Ministry of Municipal Affairs and Housing, The Metropolitan Toronto and Region Conservation authority and Ontario Hydro shall be received and arrangements shall be made to address any concerns or requirements; and

That prior to the enactment of the zoning by-law, a site servicing, storm drainage and stormwater management report shall be submitted to the Works and Transportation Department, the Ministry of Transportation and the City of Mississauga for their review and approval, including any implementation measures required; and

That a Public Meeting be held in accordance with City Council procedures; and

That subject to the results of the Public Meeting, staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

1. The site specific zoning by-law shall contain the following:
 - a) shall only be used for the purposes permitted in a M3 - Section 580 zone
 - b) Schedule C of By-law 139-84 respecting the M3 - Section 580 zone shall be deleted
 - c) the minimum setback to the Highway 407 right-of-way shall be 13.7 metres (45 feet)
 - d) a 3.0 metre wide landscaped open space area shall be provided along the Highway 407 right-of way.
 - e) no lot frontage is required.
 - f) shall also be subject to the requirements and restrictions relating to M3 zone and all the general provision of By-law 139-84 which are not in conflict with those set out above.
2. That prior to the enactment of the zoning by-law, the applicant shall enter into a development agreement with the City which shall include the following:
 - a) Prior to the issuance of a building permit, site plan, fencing plan, landscape plan, grading and drainage plan, elevation cross section drawing, a fire protection plan, engineering and servicing plans, and a soils report shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process.
 - b) The applicant shall pay all applicable Regional, City and Education development charges in accordance with their applicable Development Charges By-laws.

- c) The applicant shall agree to grant easements, as may be required, for the installation of utilities and municipal services, to the appropriate authorities.
- d) All lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and properties.
- e) The applicant shall agree to provide and secure access to the satisfaction of the Ministry of Transportation, the City's Works and Transportation Department and the Ministry of Municipal Affairs and Housing.
- f) The applicant shall agree to reserve a 40 metre wide band along the 407 right-of-way for transitway corridor purposes to the satisfaction of the Ministry of Transportation.
- g) The applicant shall agree to provide any road/access improvements as required to support access to the property at the applicant's expense.

CARRIED

G 7. 871878 ONTARIO LIMITED (Streetsville Glen) - Ward 6 (File T4W15.6).

Mr. William Rae, Churchville Heritage Committee, spoke on behalf of the residents of Churchville and advised that on September 20, 1996, he met with some of the Town members and voted unanimously throughout the village to accept the new proposal of Kaneff and still accept that proposal to date.

Mr. Glen Schnarr, Glen Schnarr & Associates Inc., represents Kaneff properties and advised that Kaneff initiated this project 8 years ago on the lands located south of Steeles Avenue between Mississauga Road and Credit River Valley which is the area west of the Village of Churchville. The proposal contains a mix of land uses with the area east of the Financial Drive extension proposed exclusively for residential and the area west of the Financial Drive extension for Business and Industrial.

Mr. Schnarr discussed the primary development of the plan as well as the history of proposals and negotiations between Kaneff, the Churchville Residents and City staff. He asked staff to consider, on behalf of his client, that the landuse south of Hallstone Road be zoned residential and that the Official Plan be modified accordingly.

J. Corbett, Director of Development Services, commented on the economic development impact and advised that the objective is to ensure compatible development with the Village of Churchville (north and south of Hallstone Road). He suggested that future residential may jeopardize employment.

PB191-96 That the report from P. Snape, Development Planner, dated October 17, 1996, to the Planning and Building Committee meeting of October 21, 1996, re: **871878 ONTARIO LIMITED (Streetsville Glen) - Ward 6** (File T4W15.6) be received; and

That staff be directed to proceed with processing this application at this time; and

That the boundary for residential land use on the Streetsville Glen lands be established as east of the realigned Creditview Road, north and south of Hallstone Road; and

That Kaneff continue to work with the Churchville Residents Association and the Churchville Heritage Committee to address their concerns in good faith during the planning process; and

That every effort be made by Kaneff and the City of Brampton to protect the natural heritage, including all of the six acre woodlot south of Hallstone Road; and

That staff be directed to forward detailed conditions of approval to City Council as soon as possible; and

That subsequent to the adoption of the conditions of approval, a public meeting be held in accordance with the Planning Act.

CARRIED

The following was then introduced:

PB192-96 That all circulated agencies and departments be requested to provide their comments expeditiously; and

That the applications be considered for final approval upon adoption of the Bramwest Secondary Plan; and

That City Council confirm that the lands subject to this application south of Hallstone Road and east of the Financial Drive extension be designated for residential uses in accordance with the proposed draft plan of subdivision and that the 1993 Official Plan be modified accordingly.

CARRIED

Item D4 was dealt with at this time.

PB193-96 That the following delegations, to the Planning and Building Committee meeting of October 21, 1996, re: **871878 ONTARIO LIMITED (Streetsville Glen) - Ward 6** (File T4W15.6) be received:

1. Mr. William Rae, Churchville Heritage Committee
2. Mr. Glen Schnarr, Glen Schnarr & Associates Inc.

CARRIED

- G 8. **808890 ONTARIO LIMITED (Fletchers Creek Partnership) - Ward 6** (File C2W9.5).

FLETCHERS CONTWO INVESTMENTS LIMITED - Ward 6 (File C2W9.4).

JOSEPH BRAUN IN TRUST - Ward 6 (File C2W10.3).

- PB177-96 That the report from N. Grady, Development Planner, and R. Nykyforchyn, Development Planner, dated October 16, 1996, to the Planning and Building Committee meeting of October 21, 1996, re: **808890 ONTARIO LIMITED (Fletchers Creek Partnership) - Ward 6** (File C2W9.5) and **FLETCHERS CONTWO INVESTMENTS LIMITED - Ward 6** (File C2W9.4) and **JOSEPH BRAUN IN TRUST - Ward 6** (File C2W10.3) be received; and

That City Council confirm that the 2,916 residential units proposed by 808890 ONTARIO LIMITED (FLETCHERS CREEK PARTNERSHIP), JOSEF BRAUN IN TRUST, AND FLETCHERS CONTWO INVESTMENTS LIMITED:

- (1) is a residential infilling of a small site which has merit for the City;

OR

- (2) is not a residential infilling of a small site which has merit for the City and that the residential component of the application shall be placed in a Holding (H) category until the Council of the City of Brampton is satisfied that the City wide transportation system has sufficient committed capacity to accommodate the residential development;

That a public meeting be held in accordance with City Council procedures; and

That prior to draft plan approval, an Environmental Implementation Report shall be approved by the City, the Credit Valley Conservation Authority and, the Ministry of Transportation as it pertains to drainage impacts on Highway Number 7. The Report shall include, among other matters:

- (i) a stormwater management plan in accordance with the Fletchers Creek Subwatershed Management Study (Paragon Engineering) which shall, among other matters, describe existing and proposed drainage conditions, the storm water management techniques and best management practices which may be required to control the quantity and quality of storm water drainage, mitigate environmental impacts and prevent erosion and siltation in Fletchers Creek during and after the construction period, including the identification of a monitoring program
- (ii) a site biological review and study of a minor watercourse in the west half of Lot 10, Concession 2, W.H.S. which shall evaluate the hydrologic and hydraulic functions and the habitat functions of this water course relative to the subwatershed ecology; and,

- (iii) a study related to the preservation, treatment and disposition of a woodlot which is identified on Schedule 'C' of the Official Plan and within the Fletchers Creek Subwatershed Management Study

That the applicant acknowledge, and the Region of Peel be advised, that the outstanding comments and conditions of draft plan approval/redline revisions of the Ministry of the Environment and Energy, The Credit Valley Conservation Authority, the Peel Board of Education and the Dufferin-Peel Roman Catholic Separate School Board, Bell Canada and Ontario Hydro may require further revisions to the plans, in which case the City of Brampton requests the opportunity to further review the draft plan and recommended conditions; and

That subject to the results of the public meeting, staff be directed to prepare an appropriate amending zoning by-law and that draft approval of the proposed plan of subdivision be subject to the following conditions:

a) 808890 Ontario Limited

1. The approval be based on the draft plan prepared by Glen Schnarr and Associates dated October 4, 1996, and redline revised as follows:
 - (a) delete a portion of Block 640 along Block 614.
 - (b) label 0.3 metre reserve - Block 656.
 - (c) delete 0.3 metre reserve Block 642.
 - (d) add 0.3 metre reserve Blocks 642 and 657.
 - (e) Block shall 613 be deleted and re-lotted to the City's satisfaction;
 - (f) The areas of tableland adjacent to the valley that are indicated as beyond the limit of development and are located at the rear of the following: lots 37, 297 to 304, 333 to 334, 484 to 485, 494 to 499, industrial reserve block 638, and medium/high density block 607 will be shown as separate blocks labelled "Non-Developable Tableland; and,
 - (g) the "Land Use Schedule" portion of the plan be revised to reflect the foregoing revisions.
2. All conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives of said conditions, in accordance with the explanations for their use contained in this list and as determined applicable by the Commissioner of the Planning and Building Department with the following additions:

“(76) Prior to the issuance of a building permit, the applicant shall make arrangements to the satisfaction of the Commissioner of the Works and Transportation Department for the extension and construction of Williams Parkway and that the intersection with McLaughlin Road shall mirror the east leg of the existing Williams Parkway/McLaughlin Road intersection.”

“(77) The applicant shall agree that the dwellings constructed on lots 425 and 370 shall face onto Streets J and H respectively”

“(78) Prior to the registration of the plan, the applicant shall prepare a noise and vibration study to the satisfaction of the City and the Region of Peel which identifies potential adverse impacts from the Carlton Cards Limited plant on residential development and recommends appropriate attenuation and/or buffering techniques.”

“(79) A clause shall be included, in CAPITAL AND BOLD TYPE in all offers of purchase and sale, and in all rental agreements for all residential lots, blocks and dwelling units within the subdivision plan south of stormwater management block 612 and neighbourhood park block 611, notifying purchasers and tenants that:

"An active industrial use (Carlton Cards Limited) is located immediately to the south of the subdivision, and is anticipated to be in operation for an indefinite period of time, and accordingly, residents may experience vibration, noise, dust, odours or other effects caused by this industrial facility”.

“(80) Prior to site plan approval, the applicant shall secure an access from Highway Number 7 with respect to a supermarket located on Block 617”.

b) Josef Braun In Trust

1. The approval be based on the draft plan prepared by Glen Schnarr and Associates dated October 4, 1996, and redline revised as follows:
 - (a) the deletion of Block 379 (Road Widening); and,
 - (b) the addition of Blocks 380 and 381 (Residential Reserves).
 - (c) the "Land Use Schedule" portion of the plan be revised to reflect the foregoing revisions.
2. All conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives of said conditions, in accordance with the explanations for their use contained in this list and as determined applicable by the Commissioner of the Planning and Building Department with the following additions:

(66) "Prior to the issuance of a building permit, the applicant shall make arrangements to the satisfaction of the Commissioner of the Works and Transportation Department for the extension and construction of Williams Parkway and that the intersection with McLaughlin Road shall mirror the east leg of the existing Williams Parkway/ McLaughlin Road intersection."

(43) "The applicant shall agree to erect decorative wooden screen fencing, 1.8 metres high, along the exterior side property boundary of lots which flank on to any 23 and 26 metre roads in a location and of a design, to the satisfaction of the Commissioner of Planning and Building. The same fencing will also be provided along the rear property boundary of any such lot which backs onto the front yard of an adjoining property.

(67) "Prior to site plan approval, the applicant shall secure an access from Highway Number 7 with respect to a supermarket located on Blocks 347."

c) Fletchers Contwo Investments Limited

1. The approval be based on the draft plan prepared by Glen Schnarr and Associates dated October 4, 1996, and redline revised as follows:

- (a) the addition of Blocks 542 and 543 (Residential Reserves).
- (b) the deletion of lot 123 and its inclusion as part of Block 519, Residential Reserve
- (c) the "Land Use Schedule" portion of the plan be revised to reflect the foregoing revisions.

2. All conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision, or derivatives of said conditions, in accordance with the explanations for their use contained in this list and as determined applicable by the Commissioner of the Planning and Building Department with the following additions:

(61) "Prior to the issuance of a building permit, the applicant shall make arrangements to the satisfaction of the Commissioner of the Works and Transportation Department for the extension and construction of Williams Parkway and that the intersection with McLaughlin Road shall mirror the east leg of the existing Williams Parkway/ McLaughlin Road intersection"

(62) "The applicant shall convey to Brampton Hydro, at not cost to Brampton Hydro, Block 541 and shall make satisfactory arrangements with Brampton Hydro for vehicular access to the Block and shall grade and landscape the Block to the satisfaction of Brampton Hydro and the City. In this regard, revisions to the plan may be necessary."

CARRIED

H. POLICY AND RESEARCH REPORTS

- H 1. Report from City Councillor P. Richards, Chair, Ad Hoc Committee on Basement Apartments, and C. Saunders, Policy Planner, dated October 16, 1996, re: **CITY OF BRAMPTON OFFICIAL PLAN POLICIES AND ZONING BY-LAW STANDARDS FOR TWO-UNIT HOUSES** (File G87LO-2).

J. Marshall, Commissioner of Planning and Building, confirmed that since the enactment of the Registration By-law to regulate accessory dwelling units, the City is receiving a number of Committee of Adjustment applications and advised that Council will be informed of those decisions as well as the proposed impacts.

C. Saunders, Policy Planner, and Peter Richards, Chair of the Ad-Hoc Committee on Basements Apartments, responded to concerns of Committee that only single detached dwellings having a lot frontage of 12 metres will be considered appropriate for accessory dwelling units in order to accommodate on-site parking and minimize on-street parking. Committee was advised however that residents with semi-detached dwellings or townhouses who would like a second unit can still proceed with the application and the rezoning application for staff to look at.

PB183-96 That the report from City Councillor P. Richards, Chair, Ad Hoc Committee on Basement Apartments, and C. Saunders, Policy Planner, dated October 16, 1996, to the Council meeting of October 21, 1996, re: **CITY OF BRAMPTON OFFICIAL PLAN POLICIES AND ZONING BY-LAW STANDARDS FOR TWO-UNIT HOUSES** (File G87LO-2) be received; and

That staff be directed to prepare an amendment to the Official Plan which sets out policies and process for the creation of new two-unit houses in the City of Brampton. The wording of such amendment shall be the following:

“The City shall recognize appropriate forms of two-unit houses in residential designations and will establish zoning regulations applying performance standards for the creation of two-unit houses which may include, but shall not be limited to, housing form, lot width and area, and required parking. All two-unit houses shall be comprised of two self-contained dwelling units including kitchen and bathroom facilities for the exclusive use of that unit, and which is created by converting part of, or adding on to, single detached housing forms.

All two-unit houses are subject to compliance with the applicable Zoning category and Committee of Adjustment approval and the registration by-law for two-unit houses and all applicable safety regulations.”

That staff be directed to prepare appropriate amendments to the Zoning By-laws to establish within the general provisions section applying to residential zones, the following criteria for the consideration of two-unit houses:

- located within a single detached dwelling;
- minimum lot frontage of 12 metres (39.4 feet);
- minimum lot area of 360 square metres (3875 square feet);
- minimum of four parking spaces must be provided; and
- registration required as a two-unit house in accordance with the applicable registration by-law.

CARRIED

- H 2. Report from C. Saunders, Policy Planner, dated October 16, 1996, re: **PROPOSED REALIGNMENT OF SANDALWOOD PARKWAY AND HUMBERWEST PARKWAY AND RESULTING ALTERATION TO LAND USE DESIGNATIONS IN THE SANDRINGHAM-WELLINGTON SECONDARY PLAN AREA (SPRINGDALE COMMUNITY) AND THE VALES OF CASTLEMORE SECONDARY PLAN - Ward 10** (Files P25S-28 and P25S-42).

B. Winterhalt, Director of Planning, Policy & Research, advised Committee that this is not a normal case with regards to circulation of notice and suggested that Committee direct staff to extend the boundaries of circulation to incorporate the full concession block.

Committee directed staff to proceed with their proposed extended circulation.

- PB184-96 That the report from C. Saunders, Policy Planner, dated October 16, 1996, to the Planning and Building Committee meeting of October 21, 1996, re: **PROPOSED REALIGNMENT OF SANDALWOOD PARKWAY AND HUMBERWEST PARKWAY AND RESULTING ALTERATION TO LAND USE DESIGNATIONS IN THE SANDRINGHAM-WELLINGTON SECONDARY PLAN AREA (SPRINGDALE COMMUNITY) AND THE VALES OF CASTLEMORE SECONDARY PLAN - Ward 10** (Files P25S-28 and P25S-42) be received; and

That staff be directed to hold a Public Meeting to present the proposed revised land use designations for the Springdale Community and the Vales of Castlemore Secondary Plan Area.

That subject to the results of the Public Meeting, that staff be directed to finalize the appropriate amendments and modifications to Secondary Plan Numbers 28 and 42 as appropriate.

CARRIED

- H 3. Report from City Councillor G. Gibson, Chair, Brampton Central Area Steering Committee, and D. Waters, Policy Planner, dated October 17, 1996, re: **PROPOSED SECONDARY PLANS: DOWNTOWN BRAMPTON AND QUEEN STREET CORRIDOR** (File P25S36).

Regional Councillor Bissell advised of the public meeting to be held on November 19 and 20, 1996 for both sections of the Queen Street Corridor and commended staff on their hard work and efforts in respect of this study.

D. Waters, Policy Planner, responded to Committee's concern regarding open space for children to play. He advised that mixed-use development will likely have some private open space and it is anticipated that the developers will provide the parkland on site.

J. Marshall, Commissioner of Planning and Building, advised that Parks and Recreation have looked at the study very carefully and cannot justify longterm park spaces throughout the corridor for practicality reasons. He did advise that the siteplan approval process is the time to allow for certain amenities (ie. parks) and should be dealt with at that time.

PB185-96 That the report from City Councillor G. Gibson, Chair, Brampton Central Area Steering Committee, and D. Waters, Policy Planner, dated October 17, 1996, to the Planning and Building Committee meeting of October 21, 1996, re: **PROPOSED SECONDARY PLANS: DOWNTOWN BRAMPTON AND QUEEN STREET CORRIDOR** (File P25S36) be received; and

That staff initiate the public review process as discussed in Section 5.0 of the staff report, including the presentation of the Downtown Brampton Secondary Plan on Tuesday November 19th at Brampton City Hall (Council Chambers) and the presentation of the Queen Street Corridor Secondary Plan on Wednesday November 20th at Century Gardens Recreation Centre in accordance with standard City Council procedures, but subject to an expanded 1,000 foot notification area as illustrated on Map 7; and,

That staff be directed to modify the Downtown Brampton and Queen Street Corridor Secondary Plans prior to the public meeting review, if and as appropriate, to reflect the most current decisions respecting modifications to the Central Area Development Incentives Report and the Brampton Central Area policies and designations of the Official Plan.

CARRIED

I. BUILDING REPORTS

* I 1. **BUILDING PERMITS FOR THE MONTH OF SEPTEMBER 1996** (File A20).

PB182-96 That the **BUILDING PERMITS FOR THE MONTH OF SEPTEMBER 1996** (File A20), to the Planning and Building Committee meeting of October 21, 1996, be received.

CARRIED

J. URBAN DESIGN AND ZONING REPORTS - nil

K. HERITAGE BOARD MINUTES - nil

L. OTHER BUSINESS

L 1. Report from J. Corbett, Director, Planning and Development Services, dated October 17, 1996, re: **PROPOSED CENTRAL AREA DEVELOPMENT INCENTIVES** (File SP36).

J. Marshall, Commissioner of Planning and Building, commented on the 3-year development incentive program for the Central Area.

The following was introduced at the request of City Councillor Cowie:

PB198-96 *That the Report from J. Corbett, Director, Planning and Development Services, dated*
 LOST *October 17, 1996, to the Planning and Building Committee meeting of October 21, 1996,*
*re: **PROPOSED CENTRAL AREA DEVELOPMENT INCENTIVES** (File SP36) be*
referred to City Council on October 28, 1996.

LOST

The following was then introduced, as amended:

PB199-96 That the report from J. Corbett, Director, Planning and Development Services, dated October 17, 1996, to the Planning and Building Committee meeting of October 21, 1996, re: **PROPOSED CENTRAL AREA DEVELOPMENT INCENTIVES** (File SP36) be received; and

That staff be directed to implement the following incentive programs:

- (a) Community Improvement Area:
 - (i) That staff be directed to amend the City's Official Plan and applicable secondary plans to enable the designation of the Central Area as a Community Improvement Project Area within the meaning of the Planning Act;
 - (ii) That staff be directed to prepare a community improvement plan for the Central Area that will provide for the redevelopment; rehabilitation and improvement of the Central Area through various programs to be set out in such a plan in accordance with the Planning Act; and,
 - (iii) That staff be directed to submit the implementing documentation to City Council for adoption.
- (b) Residential Intensification Strategies:
 - (i) That staff be directed to implement the Residential Intensification Strategy for the Central Area in accordance with section 5.2 of this report;
- (c) Financial (Development Charge Related) Inducements:
 - (i) That staff be directed to implement the financial inducement program facilitating the payment of grants to offset development costs in conformity with a Community Improvement Plan, as set out in section 5.3.4 of this report;
 - (ii) **That Council direct staff to apply this incentive program to both residential and non-residential forms of new development in the Central Area to include new commercial retail hotel and commercial/industrial mix along the Central Commercial Corridor excluding all incentives for Highway Commercial uses; and**
 - (iii) **That staff be directed to monitor and report to City Council regarding the impact of this incentive on an annual basis through the Council budget approval process.**
- (c) Rezoning the Central Area:
 - (i) That staff be directed to submit a comprehensive zoning by-law to "prezone" the mixed use districts of the Central Area, as set out in section 5.4 of this report.

- (d) Enhancements to the Parking Management Strategy for the Central Area:
 - (i) That staff be directed to amend the applicable comprehensive zoning by-laws to implement the reduced parking standards for the Central Area in accordance with the Central Commercial Corridor Land Use and Transportation Study as approved in June 1991;
 - (ii) That the cash-in-lieu of parking provisions contained in the City's comprehensive zoning by-laws be eliminated.
- (e) Public-Private Partnerships in Marketing and Promoting the Central Area:
 - (i) That the City of Brampton Economic Development Office be directed to implement the marketing and promotional program for *the Central Area in accordance with section 5.5 of this report*.

CARRIED

- L 2. Report from A. Rezoski, Development Planner, dated October 15, 1996, re: **CRESCENT HILL DRIVE LAND USE STUDY - Ward 7** (File P45BR).

Note: Regional Councillor Fennell declared a conflict of interest with regards to this matter because her doctor is a resident of the affected lands. She declared this conflict after discussions evolved.

Mr. Parminder Mundi, 20 Crescent Hill Drive, was present to speak in favour of Mr. Singh's application for severance. He provided Committee with photos to illustrate that Mr. Singh is meeting all of the requirements in the zoning by-law.

Mr. Walter Singh, 24 Crescent Hill Drive, advised Committee that in 1996 he submitted an application to sever his lot in accordance with the requirements and restrictions in the existing zoning by-law. He is concerned that residents in the area are opposed to the lot severance and therefore appealed to the Ontario Municipal Board.

Ms. Sue Cummings, Planning Consultant, was present on behalf of the residents at 2, 4, 5, 6, 7, 8, 9, 10, 12, 14, 16, 22, 27 and 30 Crescent Hill Drive and raised those issues of concern to the residents. The residents are concerned that this will set a precedent for additional severance in the area on executive housing lots. She requested Committee to receive the report and move forward to the public meeting on November 6, 1996. In the meantime, she advised that she will continue to work with City staff and the residents to reach acceptable conditions and find acceptable standards through recommendation.

J. Metras, Commissioner of Legal Services & City Solicitor, confirmed that it is not the application of severance before the Ontario Municipal Board but rather the appeal of the decision and advised that the Ontario Municipal Board is waiting for Council's decision on this matter.

- PB189-96 That the report from A. Rezoski, Development Planner, dated October 15, 1996, to the Planning and Building Committee meeting of October 21, 1996, re: **CRESCENT HILL DRIVE LAND USE STUDY - Ward 7** (File P45BR) be received; and

That a public meeting be held in accordance with City Council procedures without a recommendation.

CARRIED

Item D3 was dealt with at this time.

PB190-96 That the following delegations, to the Planning and Building Committee meeting of October 21, 1996, re: **CRESCENT HILL DRIVE LAND USE STUDY - Ward 7** (File P45BR) be received:

1. Mr. Parminder Mundi, 20 Crescent Hill Drive
2. Mr. Walter Singh, 24 Crescent Hill Drive
3. Ms. Sue Cummings, Planning Consultant

CARRIED

M. QUESTION PERIOD - nil

N. CLOSED MEETING - nil

O. ADJOURNMENT

PB200-96 That the Planning and Building Committee do now adjourn to meet again on November 18, 1996, or at the call of the Chair.

CARRIED

PLANNING AND BUILDING COMMITTEE MINUTES NOVEMBER 18, 1996
--

MEMBERS PRESENT: City Councillor G. Gibson (Chair)
City Councillor L. Jeffrey (Vice Chair)
Mayor P. Robertson
Regional Councillor R. Begley
Regional Councillor L. Bissell
Regional Councillor S. Fennell (arrived 7:39 p.m./left 8:35 p.m.)
Regional Councillor G. Miles (arrived 7:39 p.m.)
Regional Councillor P. Palleschi
City Councillor R. Hunter
City Councillor B. Linton
City Councillor J. Hutton (arrived 7:40 p.m.)
City Councillor B. Cowie
City Councillor D. Metzack
City Councillor J. Sprovieri
City Councillor S. Hames

MEMBERS ABSENT: City Councillor M. Moore (illness)
City Councillor P. Richards (vacation)

STAFF PRESENT: J. Marshall, Commissioner of Planning and Building
J. Metras, Commissioner of Legal Services & City Solicitor
J. Corbett, Director of Development Services
B. Winterhalt, Director of Planning, Policy & Research
W. Lee, Director, Urban Design & Zoning
R. Bino, Manager of Development Services
K. Walsh, Director of Facility Development & Property Management
L.J. Mikulich, City Clerk
K. MacCollum, Recording Secretary

The meeting was called to order at 7:30 p.m.

The meeting was adjourned at 9:30 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation
A.	PB201-96 APPROVAL OF AGENDA
E1	PB210-96 SANDRINGHAM INCORPORATED - WARD 10 (File C4E13.1) PB211-96
F1	PB215-96 ANDRIN INVESTMENTS - WARD 3 (File T1W14.17)
F2	PB202-96 TEXRAN - WARD 9 (File T5E14.5)

F3	PB212-96 PB213-96	HAYCROFT HOLDINGS - WARD 4 (File C1W5.30)
F4	PB203-96	808890 ONTARIO LIMITED (File C2W9.5), JOSEF BRAUN IN TRUST (File C2W10.3) and FLETCHERS CONTWO INVESTMENTS (File C2W9.4)
F5	PB217-96	CRESCENT HILL (File P25BR)
F6	PB216-96	BRAMPTON NORTH THREE - WARD 2 (File C1W16.11)
F7	PB204-96	APPLICATION TO AMEND THE OFFICIAL PLAN OF THE CORPORATION OF THE CITY OF BRAMPTON, EAST SIDE OF BRAMALEA ROAD, SOUTH OF STEELES AVENUE - WARD 9 (File PO2PA)
G1	PB205-96	REPORT FROM MANAGEMENT AND THE PLANNING AND ECONOMIC DEVELOPMENT TEAM.
G2	PB206-96	717495 ONTARIO LIMITED (GLENROSE CONDOMINIUM) - WARD 6 (File C1W10.8)
G3	PB207-96	THE CORPORATION OF THE CITY OF BRAMPTON (CIVIC CENTRE) WARD 8 (File C4E5.27)
G4	PB208-96	DCI INVESTMENTS INC. - WARD 2 (File C1W13.11)
G5	PB214-96	CANDEVCON LIMITED - WARD 10 (File C7E6.23)
G6	PB218-96	AL SCHWARTZBERG - WARD 3 (File C2E5.24)
G7	PB219-96	HOMEDALE-EAGLE CORPORATION - WARD 3 (File C2E5.25)
H1	PB220-96	CANADIAN HIGHWAYS INTERNATIONAL CONSTRUCTORS (CHIC) - WARD 6 (File T4W15.7)
H2	PB221-96	PROPOSED REALIGNMENT OF SANDALWOOD PARKWAY AND HUMBERWEST PARKWAY AND RESULTING ALTERATION TO LAND USE DESIGNATIONS IN THE SANDRINGHAM-WELLINGTON SECONDARY PLAN AREA (SPRINGDALE COMMUNITY) AND THE VALES OF CASTLEMORE SECONDARY PLAN: PUBLIC MEETING COMMENTS (File P25S-28 and P25S-42)
H3	PB222-96	DRAFT OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS INCORPORATING POLICIES AND STANDARDS FOR TWO-UNIT HOUSES (File G87LO-2)
H4	PB223-96	APPLICATION TO AMEND THE REGION OF PEEL OFFICIAL PLAN BY THE GREATER TORONTO AIRPORTS AUTHORITY (File P25RE-1)

H5	PB224-96	BRAMEAST SECONDARY PLAN (FORMERLY THE EASTGATE SECONDARY PLAN), SUPPLEMENTARY ECONOMIC LAND USE ANALYSIS (File P26S41)
I1	PB209-96	BUILDING PERMITS FOR THE MONTH OF OCTOBER, 1996
J1	PB225-96	MASSAGE/BODY RUB PARLOURS (File P45GE-1)
	PB226-96	ADJOURNMENT

CHAIR - CITY COUNCILLOR GIBSON

7:30 p.m. Call to Order

A. APPROVAL OF AGENDA

PB201-96 That the Agenda for the Planning and Building Committee Meeting dated November 18, 1996, be approved as amended to add:

- D 2. Delegation - Mr. Muhammad Kamboh, re: **HAYCROFT HOLDINGS - Ward 4** (File C1W5.30)(Item F3)

CARRIED

B. CONFLICTS OF INTEREST

1. Regional Councillor Fennell declared a conflict of interest with regards Item F 5 - Crescent Hill (File P25BR)(Recommendations PB-96) because her doctor is a resident in the affected lands.

C. CONSENT

- * The following items listed with an asterisk (*) are considered to be routine and non-controversial by the Committee and will be approved at one time. There will be no separate discussion of these items unless a Committee Member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(F 2, F 4, F 7, G 1, G 2, G 3, G 4, I 1)

D. DELEGATIONS

- D 1. Delegations, *See Item E1 (Recommendation PB-96)* - re: **SANDRINGHAM INCORPORATED - WARD 10** (File C4E13.1)
- D 2. Delegation, *See Item F3 (Recommendation PB-96)* - re: **HAYCROFT HOLDINGS - Ward 4** (File C1W5.30)

E. DEFERRED/REFERRED ITEMS

- E 1. Report from K. Ash, Development Planner, dated September 27, 1996, re: **SANDRINGHAM INCORPORATED - WARD 10** (File C4E13.1)

The following delegations all spoke in favour of having the two access roads into the subdivision as Dixie Road and Sandalwood Parkway:

Mr. David Phillips, Ms. Josie Lumia and Mr. Doug McFarlane

PB210-96 That the delegations of Mr. David Phillips, Ms. Josie Lumia and Mr. Doug McFarlane to the Planning and Building Committee meeting of November 18, 1996, re: **SANDRINGHAM INCORPORATED - WARD 10** (File C4E13.1) be received.

CARRIED

- PB211-96 That the report from K. Ash, Development Planner, dated September 27, 1996, to the Planning and Building Committee meeting of November 18, 1996, re: **SANDRINGHAM INCORPORATED - WARD 10** (File C4E13.1) be received; and
- That the draft approval of the proposed plan of subdivision be subject to the conditions approved by City Council at its meeting of April 22, 1996, with the exception of the road access to the subdivision. Road access to the subdivision is to be provided as shown on page E-6 Figure 1 in the staff report, showing a right-in/right-out only access to Dixie Road and a right-in/right-out only access to Sandalwood Parkway East; and that staff be directed to make the necessary revisions to the draft plan and its conditions accordingly; and
- That a pedestrian walkway be added to the subdivision with access by way of North and South area of the subdivision to the existing subdivision; and
- That access to this development be noted in both the Agreement of Purchase and Sale and in the Sales Office; and,
- That staff be directed to prepare the appropriate documents for the consideration of City Council.

CARRIED

F. PUBLIC MEETING REPORTS

- F 1. Report from N. Grady, Development Planner, dated November 12, 1996, re: **ANDRIN INVESTMENTS - WARD 3** (File T1W14.17)
- PB215-96 That the report from N. Grady, Development Planner, dated November 12, 1996, to the Planning and Building Committee meeting of November 18, 1996, re: **ANDRIN INVESTMENTS - WARD 3** (File T1W14.17) be received; and,
- THAT the Planning and Building Committee recommend to City Council that:
- (1) City Council confirm that the 40 unit residential development proposed by ANDRIN INVESTMENTS LIMITED: is a residential infilling of a small site which has merit for the City;
 - (2) That the applicant acknowledge, and the Region of Peel be advised, that the outstanding comments and conditions of draft plan approval/redline revisions of the Ministry of Transportation, Ontario Hydro, Consumers Gas, Region of Peel Transportation Department, Bell Canada and Brampton Hydro may require further revisions to the plan, in which case the City of Brampton requests the opportunity to further review the draft plan and recommended conditions
 - (3) Prior to draft plan approval, the applicant shall confirm to the satisfaction of the Credit Valley Conservation Authority, that a suitable building envelope as defined by the Authority exists on each of the blocks to be created while maintaining the required setback as follows:

The setback shall be the Development Setback Component, which is a minimum distance of 5 metres, measured from the approved top-of-bank. Therefore, all buildings, structures and roads must maintain this 5 metre setback from the top-of-bank. In this regard, the road on the proposed draft plan has been shown to extend to the top-of-bank. On this basis, we will require a revised plan illustrating that the required setback has been maintained. The 5 metre Development Setback can remain as part of the blocks, however, it must be zoned in an appropriately restrictive land use category (i.e. Open Space, Hazard Land, or Greenbelt).

- (4) Prior to draft plan approval, a preliminary Stormwater Management Report shall be submitted for the approval of the Credit Valley Conservation Authority which outlines the mechanism by which external and internal flows will be conducted from the site to a receiving body. The Stormwater Management Report will meet the intent of the Authority's Stormwater Management Guidelines dated May 1996. Specifically, the criteria contained in Table 4.1 of the guidelines must be met. A Stage One sedimentation control plans as outlined in the Credit Valley Conservation's Sedimentation Control Guidelines, demonstrating the techniques to be employed to contain and treat sediment on site during construction, top soil removal, grading and construction must also be suggested.
- (5) Staff shall be directed to prepare an appropriate amendment to the Official Plan/Secondary Plan and an amendment to the Zoning By-law for the consideration of City Council
- (6) That the City of Brampton recommends that the Region of Peel draft approve the plan of subdivision subject to the following conditions:
 1. The approval be based on the draft plan prepared by KLM Planning Partners Inc dated July 22, 1996, and redline revised as follows:
 - (a) the westerly boundary of the subdivision plan shall be labeled "Top-of-Bank"; and,
 - (c) the "Land Use Schedule" portion of the plan be revised to reflect the foregoing revisions.
 2. A Subdivision Agreement shall be entered into by the applicant, the City of Brampton and the Region of Peel to satisfy all financial, legal, and engineering matters, including landscaping and the installation of municipal services, and other requirements of the City of Brampton and the Region of Peel, including the payment of all applicable Regional, City and Educational development charges in accordance with their applicable Development Charges By-laws.
 3. The applicant shall agree to grant easements, as may be required for the installation of utilities and municipal services, to the appropriate authorities.

4. The applicant shall agree to support an appropriate amendment to the zoning by-law and Official Plan/Secondary to permit the development of these lands in accordance with the draft approved plan of subdivision including a 5.0 metre building, structure, and road setback from the top-of-bank..
5. The proposed road allowances, road widenings and/or daylight corners shall be dedicated as public highways on the final plan proposed for registration.
6. Development of the plan shall be staged to the satisfaction of the City.
7. The proposed street "A" shall be named to the satisfaction of the City of Brampton and the Region of Peel. In this regard, the proposed street name must be submitted as soon as possible after draft approval has been received so that finalization of the draft plan is not delayed.
8. The applicant shall agree to create easements for maintenance purposes for all lots where less than 1.2 metres (4 foot) side yards are being provided. Easements shall also be provided for roof overhangs, if necessary.
9. Prior to the registration of the plan, arrangements shall be made to the satisfaction of the City for any relocation of utilities required by the development of the subject lands, to be undertaken at the developer's expense.
10. Approval of site development plans by the City in accordance with the City's site development plan approval procedure shall be a prerequisite to the issuance of building permits for Blocks 1 to 5 inclusive.
11. The applicant shall:
 - a) Prior to the initiation of any site grading or servicing and prior to the registration of this plan or any phase thereof, submit for the approval of the City Works and Transportation Department and the Credit Valley Conservation Authority the following:
 - i) a detailed engineering and drainage report which describes the stormwater drainage system for the proposed development on the subject lands. The report should include:
 - plans illustrating how this drainage system will comply with the approved stormwater management study for the secondary plan area.
 - plans illustrating how the drainage system will tie into the drainage of surrounding properties

- the storm water management techniques which may be required to control minor or major flows
- how external flows will be accommodated and the design capacity of the receiving system
- location and description of all outlets and other facilities which may require permits under Ontario Regulation 158
- proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction

It is recommended that the developer or his consultant contact the City Works and Transportation Department and the Credit Valley Conservation Authority prior to preparing the above report to clarify the specific requirements of this development.

- ii) plans for the treatment of the small watercourses affecting the site.
 - iii) overall grading plans for the subject lands.
- b) Agree in the subdivision agreement, in wording acceptable to the City Works and Transportation Department and the Credit Valley Conservation Authority:
- i) to carry out, or cause to be carried out, to the satisfaction of the City Works and Transportation Department and Credit Valley Conservation Authority the works referred to in condition 11(a) above.
 - ii) Obtain all necessary permits from the Credit Valley Conservation Authority under Ontario Regulation 158
 - iii) prior to the initiation of any grading or construction on the site, to erect a temporary snow fence barrier with filter cloth along all lands abutting valleyland Block 7. This barrier shall remain in place until all grading and construction on the site are completed.
 - iv) once construction is complete, to erect a permanent 1.2 metre black vinyl chain-link fence along all lands abutting valleyland Block 7.
 - v) to not place fill, grade, construct any buildings or structures or interfere with the channel of the watercourse within valleyland Block 7 without

prior written approvals being received from the Credit Valley Conservation Authority.

In this regard revisions to the Plan may be necessary to meet the recommendations of the reports described in condition 11(a).

12. The applicant shall agree that where the zoning permits 1.8 metres of separation between units, rear to front drainage will be permitted only if the side yards are 0 and 1.8 metres, respectively. Failing this, rear to front drainage can be accommodated only if the separation between units is increased to 2.4 metres.
13. The applicant shall agree that stormwater overland flow routes shall be kept within roads or approved walkways only.
14. The horizontal and vertical alignments of all roads, including their intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern and intersection alignments may be required.
15. Prior to registration, arrangements shall be made to the satisfaction of the Commissioner of Works and Transportation for a suitable construction traffic route.
16. The applicant shall agree to remove any trees and any vegetation on the subject lands as required by the City.
17. The owner shall not remove any trees or topsoil from the land within the plan or start any grading of the land within the plan, prior to registration of the plan, without a topsoil removal permit issued pursuant to City of Brampton By-law 30-92 and the approval of the City including entering into a preliminary subdivision agreement if required by the City.
18. The applicant shall make satisfactory arrangements with the City for the provision of street trees along all internal streets within the subject plan, and along immediately abutting boulevards of adjacent streets.
19. The applicant shall agree, prior to offering units for sale, to place a plan on the wall of the sales office(s), in a place readily available to the public, which indicates the following:
 - a) those blocks, in a colour coded form, that have any existing and potential noise environmental problems;
 - b) where any parks and open space, sidewalks and bicycle paths are located;
 - c) that adjacent park block 7 is a passive park;

Specifically, the map will indicate that adjacent Block 7 is a passive park which may include shall facilities such as play structures, parking and walkways.

- d) the type and location of fencing and noise attenuation features; and,
- e) the location of all Canada Post Supermailboxes as approved by Canada Post.
- f) the following information must also be shown in BOLD CAPITAL TYPE:

"For further information on proposed and existing land use, please call the City of Brampton, Planning and Building Department, 2 Wellington Street West, 3rd Floor, between 8:30 a.m. and 4:30 p.m., telephone number 874-2050".

- 20. The applicant shall agree to display, in the sales office, the secondary plan for the area with the subject lands outlined.
- 21. The maps required in conditions 19 and 20 above, shall be approved by the City's Planning and Building Department prior to the applicant either offering dwelling units for sale or to the registration of the plan, and further, staff shall be permitted to monitor the sales office to ensure compliance.
- 22. The applicant and owner agree that there shall be no sale of the proposed subdivision blocks and dwellings/dwelling units to individual buyers other than developers and builders prior to the approval of a display map by the City.
- 23. No building permit shall be issued for a sales office until and unless a display map is approved by the City.
- 24. The applicant shall, prior to the issuance of any building permit, provide to the satisfaction of the Commissioner of Planning and Building, an engineering report indicating special foundation requirements, if any, to support structures that may be erected on disturbed ground or lots where filling has occurred.
- 25. The applicant shall:
 - a) Prior to the initiation of any site grading or servicing and prior to registration of this plan or any phase thereof, submit for the approval of the City Works and Transportation Department, a detailed soils investigation of the site prepared by a qualified Geotechnical Engineer.
 - b) Agree in the subdivision agreement to remove any material, which is determined in the soil investigation referred to in condition 25 (a) above, as hazardous, at a

time and in a manner satisfactory to the City, the Region of Peel and the Ministry of the Environment and Energy.

26. Prior to registration arrangements shall be made to the satisfaction of Brampton Hydro and the City of Brampton for the provision of major facilities such as switchgear installations.
27. Prior to registration the applicant shall remove any existing buildings on the site.
28. The applicant shall make satisfactory arrangements with Canada Post and the City Works and Transportation Department, for the provision of suitable sites for the installation of Canada Post Supermailboxes in the case of all street townhouse dwelling units.
29. The applicant shall agree to erect fencing in the locations and of the types as required in accordance with the City's policy and to the satisfaction of the City.
30. The applicant shall agree to prepare general design guidelines for the subdivision which will establish basic parameters for all streetscape elements including, but not necessarily limited to, fencing, soft landscaping and the treatment of above ground utilities and mail boxes.
31. The applicant shall agree to implement the design guidelines including the provision of locations with appropriate landscaping and street furnishings to accommodate the consolidation of street accessories, such as newspaper boxes, mail boxes, utility boxes, etc. to the satisfaction of the City. In this regard minor revisions to the plan may be necessary to provide sufficient space for such features.
32. The applicant shall agree that where a building style incorporating an exposed basement is proposed, the external treatment of the exposed basement shall be consistent with the exterior treatment of the balance of the structure.
33. The applicant shall increase the cul-de-sac radius at Street "A" to the satisfaction of the Commissioner of the Works and Transportation Department, to ensure that fire trucks can be adequately maneuvered within the cul-de-sac.
34. Prior to the registration of the plan, the applicant shall undertake arrangements satisfactory to the Planning and Building Department for the location of driveways for the two easterly townhouse dwelling units within Block 3
35. Prior to the registration of the plan, the applicant shall prepare a shadow impact study to be approved by the Planning and Building Department including warning clauses for all rental agreements and/or offers of purchase and sale regarding shadow impacts.

36. Prior to registration, the applicant shall engage the services of a consultant to complete a noise study recommending noise control measures satisfactory to the City of Brampton and the Region of Peel.
37. The applicant shall agree that the noise control measures and noise warnings recommended by the acoustical report, as required in condition number 36 above, shall be implemented to the satisfaction of the City of Brampton and the Region of Peel.
38. Those portions of lots or blocks located between any public road, park or walkway and any noise attenuation wall, required pursuant to condition number 37 shall be shown on the plan to be registered as a part of the buffer and shall be shown on the plan to be deeded to the City, or the applicable road authority, respectively.
39. Prior to the submission of any grading and servicing plans, and prior to the registration of the plan, arrangements shall be made to the satisfaction of the City for the preservation of as many trees as possible which are identified on the grading and drainage plans, and the landscaping plans, the trees to be retained and the methodology proposed for their retention.

This methodology shall include individual tree preservation plans illustrating proposed building sites and working envelopes, existing and proposed grades and the trees to be protected or removed and shall be supported by a hydrologists report which recommends appropriate subdivision and grading techniques for the maintenance of preservation of the trees identified for retention. All preservation and tree protection measures are to be installed and inspected by the City prior to pre-servicing of the subdivision.

40. The applicant shall agree to erect decorative wooden screen fencing 1.8 metres high along the exterior side property boundary of lots which flank on to any 23 and 26 metres roads in a location and of a design, to the satisfaction of the Commissioner of Planning and Building. The same fencing shall also be provided along the rear property boundary of any such lot which backs onto the front yard of an adjoining property.
41. Prior to registration, the Region of Peel is to be advised by the City of Brampton that conditions 1 through 40, all inclusive, have been carried out to the City's satisfaction.
42. The owner shall carry out a archaeological resource assessment of the subject property and mitigate, through avoidance or documentation, adverse impacts to any significant archaeological resources found. No demolition, grading, filling, or any form of soil disturbances, shall take place on the subject property prior to the issuance of a letter

from the Ministry of Citizenship, Culture & Recreation to the Regional Municipality of Peel indicating that all archaeological resource concerns have met licensing and resource conservation requirements.

43. That the applicant shall agree in the Servicing and/or Subdivision Agreement to erect and maintain information signs in English and French at all major entrances to the proposed development advising that "Lack of Provincial funding for schools requires students to be accommodated in temporary facilities elsewhere." These signs, shall be to the Dufferin-Peel Roman Catholic Separate School Board's specifications, at locations determined by the Board and erected prior to registration.

L'absence d'allocations provinciales pour la construction d'écoles nous oblige à héberger les élèves dans des installations provisoires.

44. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed. The clauses are to be inserted in English and French.

- (a) "Whereas, despite the best efforts of the Dufferin-Peel Roman Catholic Separate School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."

Attendu qu'en dépit des efforts déployés par le Conseil des écoles séparées catholiques romaines de Dufferin et Peel, il se peut qu'il soit impossible d'héberger tous les élèves que le Conseil de Dufferin et Peel s'attend à servir dans ce quartier.

Vous êtes donc avisés par la présente que les élèves seront soit hébergés dans des installations temporaires, soit transportés par autobus à une école en dehors de votre quartier. Il est possible que les élèves soient ultérieurement réaffectés à leur école de quartier.

- (b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another designated place convenient to the Board."

Que les acheteurs acceptent pour fins de transport que les résidents et résidentes de la subdivision consentent à ce que les enfants prennent l'autobus scolaire sur les chemins

actuels ou a un autre endroit designe selon les preferences de Conseil.

CARRIED

- * F 2. Report from K. Ash, Development Planner, dated November 7, 1996, re: **TEXRAN - WARD 9** (File T5E14.5)

PB202-96 That the report from K. Ash, Development Planner, dated November 7, 1996, to the Planning and Building Committee meeting of November 18, 1996, re: **TEXRAN - WARD 9** (File T5E14.5) be received; and

That the application be approved subject to the conditions approved by City Council on October 28, 1996 (attached as Appendix "B" in the aforementioned report) with the following addition:

"E.2. h) prior to site plan approval, the applicant shall agree to remove the storage racks from the property."

That staff be directed to prepare the appropriate documents for the consideration of City Council.

CARRIED

- F 3. Report from J. Corbett, Director, Planning & Development Services, dated November 13, 1996, re: **HAYCROFT HOLDINGS - WARD 4** (File C1W5.30)

The delegation of Mr. Muhammad Kamboh spoke of his concern that not enough natural light would be allowed into his property at 65 Queen Street West unless a provision was put into the recommendation having the adjacent property owners make the necessary changes to the new buildings being constructed to allow the light to come into his windows.

PB212-96 That the delegation of Mr. Muhammad Kamboh, to the Planning and Building Committee meeting of November 18, 1996, re: **HAYCROFT HOLDINGS - WARD 4** (File C1W5.30) be received.

CARRIED

PB213-96 That the report from J. Corbett, Director, Planning & Development Services, dated November 13, 1996, to the Planning and Building Committee meeting of November 18, 1996, re: **HAYCROFT HOLDINGS - WARD 4** (File C1W5.30) be received; and

That the application be approved subject to the conditions approved by City Council at its meeting of October 21, 1996, (attached as Appendix C to the aforementioned report); and,

That the conditions of approval adopted by City Council on October 21, 1996, to include the following as condition 2(n):

- "2(n) The applicant shall agree to make satisfactory arrangements with the Chief Building Official to provide adequate building separations, along the westerly property limits to allow light to enter existing glass windows on the adjacent building located at 65 Queen Street West; and

That staff be directed to prepare the appropriate documents for the consideration of City Council.

CARRIED

- * F 4. Report from N. Grady, Development Planner, and D. Ross, Manager, Development Planning, undated, re: **808890 ONTARIO LIMITED** (File C2W9.5), **JOSEF BRAUN IN TRUST** (File C2W10.3), and **FLETCHERS CONTWO INVESTMENTS** (File C2W9.4)

PB203-96 That the report from N. Grady, Development Planner, and D. Ross, Manager, Development Planning, undated, to the Planning and Building Committee meeting of November 18, 1996, re: **808890 ONTARIO LIMITED** (File C2W9.5), **JOSEF BRAUN IN TRUST** (File C2W10.3), and **FLETCHERS CONTWO INVESTMENTS** (File C2W9.4) be received; and

That the application be approved subject to the Conditions approved by City Council at their meeting on October 28, 1996, with the exception of the following changes:

- (1) The following Condition "F" be added"

"F" "Staff be directed to meet with the concerned land owners along the north limit of the Josef Braun in Trust site in an attempt to resolve the fencing treatment along their common site boundaries, prior to registration of the plan."

- (2) Condition Number "E b) 2. (48)" of the Josef Braun in Trust Application be deleted and replaced with the following:

"E b) 2. (48)" "The applicant shall agree to erect a fence or wall of a material, size and in a location satisfactory to the Commissioner of Planning and Building, along the north limit of the plan where it abuts lands not included in the plan.

That staff be directed to prepare the appropriate documents for City Council's consideration.

CARRIED

- F 5. Report from A. Rezoski, Development Planner, undated, re: **CRESCENT HILL** (File P25BR)

PB217-96 That the report from A. Rezoski, Development Planner, undated, to the Planning and Building Committee meeting of November 18, 1996, re: **CRESCENT HILL** (File P25BR) be received; and

That the study be deferred until staff has had time to fully evaluate the zoning standards requested by the residents at 2, 4, 5, 6, 7, 8, 9, 10, 12, 14, 15, 16, 17, 19, 22, 27, and 30 Crescent Hill Drive and 9393, 9377 and 9341 Dixie Road and meet with the residents.

CARRIED

- F 6. Report from A. Rezoski, Development Planner, dated November 13, 1996, re: **BRAMPTON NORTH THREE - WARD 2** (File C1W16.11)

- PB216-96 That staff be directed to review the City's current policies and procedures with respect to sales trailer map contents/approvals, property signage on future development blocks and warning clauses contained in development agreement for plans of subdivision, and report back to the Planning and Building Committee with recommended enhancements.

CARRIED

- F 7. Report from D. Waters, Policy Planner, dated November 14, 1996, re: **APPLICATION TO AMEND THE OFFICIAL PLAN OF THE CORPORATION OF THE CITY OF BRAMPTON, EAST SIDE OF BRAMALEA ROAD, SOUTH OF STEELES AVENUE - WARD 9** (File P02PA)

- PB204-96 That the report from D. Waters, Policy Planner, dated November 14, 1996, to the Planning and Building Committee meeting of November 18, 1996, re: **APPLICATION TO AMEND THE OFFICIAL PLAN OF THE CORPORATION OF THE CITY OF BRAMPTON, EAST SIDE OF BRAMALEA ROAD, SOUTH OF STEELES AVENUE - WARD 9** (File P02PA) be received, and;

That staff be directed to prepare the appropriate documents for the consideration of City Council.

CARRIED

G. DEVELOPMENT SERVICES REPORTS

- * G 1. Report from Management and The Planning and Economic Development Team.

- PB205-96 That the report from Management and The Planning and Economic Development Team to the Planning and Building Committee meeting of November 18, 1996, recommending that the Planning and Building Committee consider reports in respect of the following, be received:

- **ONTARIO LIMITED (GLENROSE CONDOMINIUM) - WARD 6** (File C1W10.8)
- **THE CORPORATION OF THE CITY OF BRAMPTON (CIVIC CENTRE) - WARD 8** (File C4E5.27)
- **DCI INVESTMENTS INC. - WARD 2** (File C1W13.11)
- **CANDEVCON LIMITED - WARD 10** (File C7E6.23)
- **AL SCHWARTZBERG - WARD 3** (File C2E5.24)
- **HOMEDALE-EAGLE CORPORATION - WARD 3** (File C2E5.25)

CARRIED

- * G 2. Report from N. Grady, Development Planner, dated November 5, 1996, re: **717495 ONTARIO LIMITED (GLENROSE CONDOMINIUM) - WARD 6** (File C1W10.8)

- PB206-96 That the report from N. Grady, Development Planner, dated November 5, 1996, to the Planning and Building Committee meeting of November 18, 1996, re: **717495**

ONTARIO LIMITED (GLENROSE CONDOMINIUM) - WARD 6 (File C1W10.8)
be received; and,

That the Region of Peel be advised that the City has no objection to the approval of the draft plan of condominium under file number 21CDM 96-508B (717495 ONTARIO LIMITED; CITY FILE: C1W10.8), subject to the following conditions:

1. This approval applies to the draft plan of condominium prepared by R. Avis Surveying Limited (Project Number 1103-0) revised August 12, 1996.
2. Prior to the registration of the condominium plan, the applicant shall make arrangements satisfactory to Brampton Hydro for the provision of required hydro easements.
3. Prior to the registration of the condominium plan, the applicant shall make arrangements satisfactory to the Public Works and Transportation Department with respect to the provision of easements and/or rights-of-way for access purposes to accommodate the proposed phasing of the plan.
4. The applicant shall agree that all addresses shall be established by the City of Brampton Building Division of the Planning and Building Department and shall agree to address all dwelling units in accordance with those established by the Building Division.
5. The applicant shall agree to provide on-site signage which identifies the parking spaces which are required for visitor parking.
6. Prior to registration, the Region of Peel is to be advised by the City of Brampton that conditions 1 to 5 inclusive, have been carried out to the City's satisfaction.

CARRIED

- * G 3. Report from K. Ash, Development Planner, dated November 13, 1996, re: **THE CORPORATION OF THE CITY OF BRAMPTON (CIVIC CENTRE) - WARD 8** (File C4E5.27)

PB207-96 That the report from K. Ash, Development Planner, dated November 13, 1996, to the Planning and Building Committee meeting of November 18, 1996, re: **THE CORPORATION OF THE CITY OF BRAMPTON (CIVIC CENTRE) - WARD 8** (File C4E5.27) be received; and,

That a Public Meeting be held in accordance with City Council procedure; and

That subject to the results of the Public Meeting, staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

1. The site specific zoning by-law shall contain the following:
 - a) the site shall be used for the uses permitted by Section 576 of By-law 151-88, as amended, plus a hotel;
 - b) shall be subject to the following requirements and restrictions:
 - (1) no building height restriction;

- (2) parking for the hotel use shall be provided in accordance with section 30-.3; and,
- (3) shall also be subject to the requirements and restrictions relating to the I2 zone and all the general provisions of By-law 151-88 which are not in conflict with those set out above.

CARRIED

- * G 4. Report from A. Rezoski, Development Planner, dated November 13, 1996, re: **DCI INVESTMENTS INC. - WARD 2** (File C1W13.11)

PB208-96 That the report from A. Rezoski, Development Planner, dated November 13, 1996, to the Planning and Building Committee meeting of November 18, 1996, re: **DCI INVESTMENTS INC. - WARD 2** (File C1W13.11) be received; and

That a public meeting be held in accordance with City Council procedures; and

That subject to the results of the public meeting, staff be directed to prepare the appropriate documents for the consideration of City Council subject to the following conditions:

- 1. The amending zoning by-law shall contain the following provisions:
 - (a) shall only be used for the following purposes:
 - (1) a gas bar;
 - (2) a motor vehicle washing establishment;
 - (3) a retail establishment having no outside storage;
 - (4) a convenience store;
 - (5) a personal service shop;
 - (6) a standard restaurant; a take out restaurant, and a fast food restaurant;
 - (7) a dry cleaning and laundry distribution station;
 - (8) a bank, trust company or finance company;
 - (9) an animal hospital; and
 - (10) purposes accessory to other permitted uses.
 - (b) shall be subject to the following requirements and restrictions;
 - (1) a 3 metre wide landscaped open space shall be provided along the northerly limit of the property;
 - (2) no outside storage or display of goods shall be permitted;

- (3) all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant;
 - (4) all garbage and refuse storage, other than a restaurant, including any containers for the storage of recyclable materials, shall be enclosed; and
 - (5) an adult video store, an adult entertainment parlour or an amusement arcade shall not be permitted.
 - (c) shall also be subject to the requirements and restrictions relating to the HC2 zone and all the general provisions of By-law 151-88 which are not in conflict with the ones set out above.
2. Prior to the enactment of the zoning by-law, the applicant shall enter into a development agreement with the City which shall include the following:
- (a) Prior to the issuance of a building permit, a site development plan, fencing plan, landscape plan, elevation cross section drawings, a fire protection plan and engineering and servicing plans shall be approved by the City, and appropriate securities shall be deposited with the City to ensure implementation of the plans and the revised servicing for the site.
 - (b) Prior to the issuance of a building permit, a grading and drainage plan shall be approved by the Works and Transportation Department and the Credit Valley Conservation Authority and appropriate securities be posted to ensure the implementation of the plan.
 - (c) The applicant shall satisfy all financial, landscaping, engineering and other requirements of the City of Brampton and the Regional Municipality of Peel, including the payment of Regional, City and Educational development charges in accordance with their respective Development Charges By-laws.
 - (d) The applicant shall agree to grant easements, as may be required for the installation of utilities and municipal services to service the lands, to the appropriate authorities.
 - (e) All lighting shall be designed and oriented so as to minimize glare on the surrounding properties and roadways.
 - (f) The applicant shall agree to provide an on-site litter pick up service which shall clear litter from the subject lands at least twice weekly.
 - (g) Access shall be limited to right-in/right out at Sandalwood Parkway and a full turns access at Van Kirk Drive at the north limit of the property.
 - (h) The applicant shall convey a 0.3 metre reserve along the frontage of the site where it abuts Van Kirk Drive except at the approved access location.
 - (i) The applicant shall make satisfactory arrangements with the City to lift the existing 0.3 metre reserve to obtain access to Sandalwood Parkway.

- (j) The applicant shall convey to the City of Brampton a 2 metre wide road widening along Van Kirk Drive including any necessary adjustments to the existing daylight triangle at the corner of Van Kirk Drive and Sandalwood Parkway.

CARRIED

- G 5. Report from R. Nykyforchyn, Development Planner, dated November 8, 1996, re: **CANDEVCON LIMITED - WARD 10** (File C7E6.23)

PB214-96 That the report from R. Nykyforchyn, Development Planner, dated November 8, 1996, to the Planning and Building Committee meeting of November 18, 1996, re: **CANDEVCON LIMITED - WARD 10** (File C7E6.23) be received; and,

That a Public Meeting be held in accordance with City Council procedures;

That subject to the results of the Public Meeting, staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

1. The amending zoning by-law shall contain the following provisions:
 - (a) the subject lands shall only be used for those purposes permitted in a M3 zone category and a transport terminal:
 - (b) shall be subject to the following requirements and restrictions:
 - (i) outdoor storage shall:
 - (1) not be permitted in the required front area;
 - (2) not exceed a height of two (2) transport containers, or 6 metres, whichever is less, at the west property line increasing at a 45 degree angle to a maximum of five (5) transport containers or 15 metres;
 - (3) be screened by a berm and trees as shown on the attached sketch (Proposed Berm and Landscaping Maritime Ontario Proposed Transport Terminal, prepared by Candevcon Limited, dated November 1996 as sketch SK-01 re: Job 96023);
 - (4) not be permitted on any portion of the site required for parking, loading, driveways, or landscaped open space.
 - (c) shall also be subject to the requirements and restrictions relating to the M3 zone and all the general provisions of By-law 56-83, as amended, which are not in conflict with the above.
2. Prior to the enactment of the amending zoning by-law, the owner shall enter into a development agreement, satisfactory with the City and the Region, which shall contain the following provisions:
 - (a) Prior to the issuance of a building permit, any grading on the site or any industrial use of the site, a site development plan, an access plan, a

landscape and fencing plan, elevation and cross-section drawings, an engineering and servicing plan, and a fire protection plan shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process.

- (b) Prior to the issuance of a building permit, any grading on the site or any industrial use of the site, a grading and drainage plan shall be approved by the City, and appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process. If the City determines that the proposed grading and drainage plan will alter the existing drainage pattern of the abutting Canadian National Rail land, the applicant will then be required to obtain written confirmation from the Railway advising that said works are acceptable.
- (c) The applicant shall agree to pay all applicable City and Regional development charges in accordance with their respective Development Charges By-laws.
- (d) Prior to the issuance of a building permit, any grading on the site or any industrial use of the site, the owner shall erect a black vinyl chain link fence 1.83 metres high, along the railway right-of-way abutting the easterly limit of the subject lands, if required by the Canadian National Railway, and in locations satisfactory to the Canadian National Railway.

CARRIED

- G 6. Report from K. Ash, Development Planner, dated November 5, 1996, re: **AL SCHWARTZBERG - WARD 3** (File C2E5.24)

PB218-96 That the report from K. Ash, Development Planner, dated November 5, 1996, to the Planning and Building Committee meeting of November 18, 1996, re: **AL SCHWARTZBERG - WARD 3** (File C2E5.24) be received; and,

That a Public Meeting be held in accordance with City Council procedures;

That subject to the results of the Public Meeting, staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

1. The Official Plan be amended to permit a mixed-use commercial development, excluding automotive uses;
2. Prior to the enactment of the amending zoning by-law the applicant shall amend the existing site plan agreement to include the following additional items:
 - a) the applicant shall agree to provide an on-site litter pick-up service which shall clear litter from the site at least twice weekly.
 - b) the applicant shall agree to maintain the shared access with the property immediately to the west, including obtaining and providing appropriate easements to the satisfaction of the City.
3. The site specific zoning by-law shall contain the following:

- i) the site shall only be used for the following purposes:
 - (1) a retail establishment having no outside storage;
 - (2) a convenience store or supermarket;
 - (3) a service shop;
 - (4) a personal service shop;
 - (5) a bank, trust company and finance company;
 - (6) an office;
 - (7) a dry cleaning and laundry distribution station;
 - (8) a laundromat;
 - (9) a parking lot;
 - (10) a dining room restaurant, a standard restaurant, and a take out restaurant;
 - (11) a printing or copying establishment;
 - (12) a commercial school;
 - (13) a temporary open air market;
 - (14) a place of commercial recreation;
 - (15) a community club;
 - (16) a health centre;
 - (17) a taxi or bus station;
 - (18) a theatre;
 - (19) a custom workshop;
 - (20) an apartment dwelling;
 - (21) a hotel or motel;
 - (22) an indoor or outdoor recreation facility;
 - (23) a public or private school;
 - (24) a religious institution;
 - (25) a day nursery;
 - (26) a college or university;
 - (27) a community centre;
 - (28) a hospital, public or private;
 - (29) a library;
 - (30) a nursing home; and,
 - (31) purposes accessory to the other permitted purposes.
- ii) shall be subject to the following requirements and restrictions:
 - A. for those purposes permitted in 3(i)A above the following requirements and restrictions shall apply:
 - (1) maximum building height one storey;
 - (2) maximum gross floor area shall not exceed 4318 square metres;
 - (3) all garbage and refuse containers shall be enclosed;
 - (4) 167 parking spaces shall be provided;
 - (5) minimum landscaped open space: 20 percent of the minimum required front yard depth; and,
 - (6) shall also be subject to the requirements and restrictions relating to the SC zone and all the general provisions of By-law 200-82 which are not in conflict with those set out above.

B. for those purpose permitted in 3(i)B above the following requirements and restrictions shall apply:

- (1) minimum lot area: 0.4 hectares
- (2) minimum lot width: 50.0 metres
- (3) minimum lot depth: 50.0 metres
- (4) maximum floor space index: 3.5 but no more than
2.0 for residential
purposes
- (5) maximum lot coverage for residential uses: 70%
- (6) the total gross floor area devoted for retail establishments, personal service shops, service shops and restaurants, shall not exceed 30% of the gross floor area of the site
- (7) minimum building setback: 0 metres except that
where it abuts a
public street, the
minimum requirement
is 3.0 metres;
- (8) building height:
 - a) within 6.0 metres of Queen street, no building shall exceed a building height of 3 storeys;
 - b) a minimum building height of 3 storeys in all other locations.
- (9) all buildings shall be setback a maximum of 6.0 metres from Queen Street East.
- (10) No part of any building shall penetrate beyond a 45 degree angle plane calculated from 32 metres projected from the lot line at Queen Street to the opposite side of Queen Street
- (11) minimum landscaped open space:
 - a) a 3.0 metre wide landscaped open space area shall be provided along a lot line abutting a public road except at approved driveway locations; and,
 - b) in addition to a) above, a minimum of 1% of the lot area shall be provided as landscaped open space at ground level abutting the minimum required 3.0 metre wide landscaped open space area along the lot line abutting the public road
- (12) no drive through facilities shall be permitted.

- (13) all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant.
- (14) all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials shall be enclosed.
- (15) for the purposes of the special section, a drive through facility shall be defined as follows:

"shall mean a structure or portion thereof designed to provide for the pick up or drop off of goods and/or services to prospective customers travelling in motor vehicles which are driven onto the site where such activity is carried out while normally the customer remains in the vehicle."

- (16) parking shall be provided in accordance with the following only if a development conforms to all of the requirements and restrictions set out in section 3(ii)B(1) to 3(ii)B(15):

parking standards:

- i) (a) for commercial, retail and restaurant uses (excluding offices), the first 750 square metres of gross commercial floor area shall be exempt from providing parking in accordance with section 20.3;
- (b) for mixed use developments, parking requirements shall be calculated using the following schedule:

PERCENT OF PEAK PERIOD (WEEKDAY)

<i>LAND USE</i>	<i>MORNING</i>	<i>NOON</i>	<i>AFTERNOON</i>	<i>EVENING</i>
Office	100	90	95	10
Retail and Commercial	80	90	100	100
Other	80	90	100	100
Restaurant	20	100	30	100
Residential	80	55	80	100
Theatre	0	40	60	85

PERCENT OF PEAK PERIOD (SATURDAY)

<i>LAND USE</i>	<i>MORNING</i>	<i>NOON</i>	<i>AFTERNOON</i>	<i>EVENING</i>
Office	10	10	10	10
Retail and				

Commercial	80	100	100	30
Other	80	100	100	30
Restaurant	20	100	50	100
Residential	100	100	100	100
Theatre	20	70	70	100

The initial step in determining parking for a mixed use development is to calculate the parking requirements for each use contained within the development as if these uses were free-standing buildings. The parking requirement for each use is then multiplied by the percent of the peak period for each time period contained in the above schedule. Each column is totaled for weekdays and Saturdays. The maximum figure obtained from all the periods shall become the parking requirement for that specific mixed use development.

- (c) for all offices uses (including a physician, dentist, or drugless practitioner's office, and a real estate office) parking shall be provided at the rate of 1 space for every 67 square metres of gross floor area or portion thereof;
- (d) for restaurant uses in excess of 750 square metres of gross commercial floor area, parking shall be provided at the rate of 1 space for every 10 square metres of gross floor area or portion thereof;
- (e) for retail and commercial uses in excess of 750 square metres of gross floor area, parking shall be provided at the rate of 1 space for every 29 square metres of gross floor area or portion thereof;
- (ii) (a) On-site parking is required for each dwelling unit in an apartment dwelling in accordance with the following:

DWELLING UNIT TYPE	REQUIRED ON-SITE PARKING
(a) Rental Apartment:	
Bachelor Unit	0.5 spaces per unit
One Bedroom Unit	0.75 spaces per unit
Two Bedroom Unit	1.0 0 spaces per unit
Three Bedroom Unit	1.5 0 spaces per unit
(b) Condominium Units	
Bachelor	0.8 spaces per unit
One and Two Bedroom Units	1.0 spaces per unit
Three Bedroom Units	1.5 spaces per unit
(c) Senior Citizen Units	1.0 spaces per unit

- (b) for mixed use developments which include a residential component, parking requirements shall be calculated using the percent of peak period tables set out in 16 (i).

- (17) shall also be subject to the requirements and restrictions relating to the SC zone and all the general provisions of By-law 200-82 which are not in conflict with those set out above.

CARRIED

- G 7. Report from N. Grady, Development Planner, dated November 13, 1996, re: **HOMEDALE-EAGLE CORPORATION - WARD 3** (File C2E5.25)

PB219-96 That the report from N. Grady, Development Planner, dated November 13, 1996, to the Planning and Building Committee of November 18, 1996, re: **HOMEDALE-EAGLE CORPORATION - WARD 3** (File C2E5.25) be received; and

That a Public Meeting be held in accordance with City Council procedures; and,

That subject to the results of the Public Meeting, staff be directed to prepare the appropriate documents for the consideration of City Council, subject to the following conditions:

1. The Official Plan be amended to permit a mixed-use commercial development, excluding automotive uses;
2. Prior to the enactment of the amending zoning by-law the applicant shall amend the existing site plan agreement to include the following additional items:
 - a) the applicant shall agree to provide an on-site litter pick-up service which shall clear litter from the site at least twice weekly.
 - b) the applicant shall agree to maintain the shared access with the property immediately to the east, including obtaining and providing appropriate easements to the satisfaction of the City.
3. Prior to the enactment of the amending zoning by-law the applicant shall make arrangements satisfactory to the City for the dedication of an 18 metre road widening from the centre line of Queen Street.
4. The site specific zoning by-law shall contain the following:
 - a) the site shall only be used for the following purposes:

either: A.

 - (1) a home furnishings warehouse;
 - (2) a retail outlet in conjunction with a home furnishings warehouse;
 - (3) a retail establishment having no outside storage;
 - (4) a service shop;
 - (5) a personal service shop;
 - (6) a printing or copying establishment;
 - (7) a health centre;
 - (8) a take-out restaurant;
 - (9) a bank, finance company, trust company; and,
 - (10) purposes accessory to the other permitted purposes.

or:

- B.
- (1) a retail establishment having no outside storage;
 - (2) a convenience store or supermarket;
 - (3) a service shop;
 - (4) a personal service shop;
 - (5) a bank, trust company and finance company;
 - (6) an office;
 - (7) a dry cleaning and laundry distribution station;
 - (8) a laundromat;
 - (9) a parking lot;
 - (10) a dining room restaurant, a standard restaurant, and a take out restaurant;
 - (11) a printing or copying establishment;
 - (12) a commercial school;
 - (13) a temporary open air market;
 - (14) a place of commercial recreation;
 - (15) a community club;
 - (16) a health centre;
 - (17) a taxi or bus station;
 - (18) a theatre;
 - (19) a custom workshop;
 - (20) an apartment dwelling;
 - (21) a hotel or motel;
 - (22) an indoor or outdoor recreation facility;
 - (23) a public or private school;
 - (24) a religious institution;
 - (25) a day nursery;
 - (26) a college or university;
 - (27) a community centre;
 - (28) a hospital, public or private;
 - (29) a library;
 - (30) a nursing home; and,
 - (31) purposes accessory to the other permitted purposes.

- i) shall be subject to the following requirements and restrictions:

for those purposes permitted in 4 A above the following requirements and restrictions shall apply:

4. A1. maximum building height one storey;
- 4.A2. maximum gross floor area shall not exceed 6,779 square metres;
- 4.A3. maximum gross floor area for a home furnishing warehouse shall not exceed 3,834 square metres;
- 4.A4. maximum gross floor area for a retail establishment in conjunction with a home furnishing warehouse shall not exceed 1,799 square metres;
- 4.A5. maximum gross floor area for all other permitted purposes combined shall not exceed 1,666 square metres;

- 4.A6. maximum gross floor area for a take-out restaurant shall not exceed 8.83 square metres;
- 4.A7. all garbage and refuse containers shall be enclosed;
- 4.A8. 201 parking spaces shall be provided;
- 4.A9. minimum landscaped open space: 20 percent of the minimum required front yard depth;
- 4.A10. all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant;
- 4. A11. all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials shall be enclosed; and,
- 4.A12. shall also be subject to the requirements and restrictions relating to the SC zone and all the general provisions of By-law 200-82 which are not in conflict with those set out above.
- (ii) for those purpose permitted in 4 B above the following requirements and restrictions shall apply:
 - 4.B1 minimum lot area: 0.4 hectares
 - 4.B2. minimum lot width: 50.0 metres
 - 4.B3. minimum lot depth: 50.0 metres
 - 4.B4. maximum floor space index: 3.5 but no more than 2.0 for residential purposes.
 - 4.B5 maximum lot coverage for residential uses: 70%
 - 4.B6 the total gross floor area devoted for retail establishments, personal service shops, service shops and restaurants, shall not exceed 30% of the total gross floor area on the site
 - 4.B7. minimum building setback: 0 metres except that where it abuts a public street, the minimum requirement is 3.0 metres;
 - 4.B8. building height:
 - a) within 6.0 metres of Queen street, no building shall exceed a building height of 3 storeys;
 - b) a minimum building height of 3 storeys in all other locations.

- 4.B9. all buildings shall be setback a maximum of 6.0 metres from Queen Street East.
- 4.B10. No part of any building shall penetrate beyond a 45 degree angle plane calculated from 32 metres projected from the lot line at Queen Street to the opposite side of Queen Street
- 4.B11. minimum landscaped open space:
- a) a 3.0 metre wide landscaped open space area shall be provided along a lot line abutting a public road except at approved driveway locations; and,
 - b) in addition to a) above, a minimum of 1% of the lot area shall be provided as landscaped open space at ground level abutting the minimum required 3.0 metre wide landscaped open space area along the lot line abutting the public road
- 4B.12. no drive through facilities shall be permitted
- 4B.13. all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant.
- 4B.14. all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials shall be enclosed.
- 4B.15 for the purposes of the special section, a drive through facility shall be defined as follows:
- "shall mean a structure or portion thereof designed to provide for the pick up or drop off of goods and/or services to prospective customers traveling in motor vehicles which are driven onto the site where such activity is carried out while normally the customer remains in the vehicle."
- 4B.16. for development which conforms to all of the requirements and restrictions as set out in sections 4B.1 to 4B.15 inclusive the following parking standards shall apply :
- a) for commercial, retail and restaurant uses (excluding offices), the first 750 square metres of gross commercial floor area shall be exempt from providing parking in accordance with section 20.3 of By-law 200-82, as amended;
 - b) for mixed use developments, parking requirements shall be calculated using the following schedule:

PERCENT OF PEAK PERIOD (WEEKDAY)

LAND USE	MORNING	NOON	AFTERNOON	EVENING
----------	---------	------	-----------	---------

Office	100	90	95	10
Retail and Commercial	80	90	100	100
Other	80	90	100	100
Restaurant	20	100	30	100
Residential	80	55	80	100
Theatre	0	40	60	85

PERCENT OF PEAK PERIOD (SATURDAY)

LAND USE	MORNING	NOON	AFTERNOON	EVENING
Office	10	10	10	10
Retail and Commercial	80	100	100	30
Other	80	100	100	30
Restaurant	20	100	50	100
Residential	100	100	100	100
Theatre	20	70	70	100

The initial step in determining parking for a mixed use development is to calculate the parking requirement for each use contained within the development as if these uses were free-standing buildings. The parking requirement for each use is then multiplied by the percent of the peak period for each time period contained in the above schedule. Each column is totaled for weekdays and Saturdays. The maximum figure obtained from all periods shall become the parking requirement for that specific mixed use.

- c) for all office uses (including a physician, dentist, or drugless practitioner's office) parking shall be provided at the rate of 1 space for every 67 square metres of gross floor area of portion thereof;
- d) for restaurant uses in excess of 750 square metres of gross commercial floor area, parking shall be provided at the rate of 1 space for every 10 square metres of gross floor area or portion thereof;
- e) for retail commercial uses in excess of 750 square metres of gross floor area, parking shall be provided at the rate of 1 space for every 29 square metres of gross floor area or portion thereof;

- (ii) (a) parking is required for each dwelling unit in an apartment in accordance with the following:

DWELLING UNIT TYPE	REQUIRED ON-SITE PARKING
--------------------	--------------------------

(a) Rental Apartment:	
Bachelor Unit	0.5 spaces per unit
One Bedroom Unit	0.75 spaces per unit
Two Bedroom Unit	1.0 spaces per unit
Three Bedroom Unit	1.5 spaces per unit
(b) Condominium Units	
Bachelor Unit	0.8 spaces per unit
One and Two Bedroom Units	1.0 spaces per unit
Three Bedroom Units	1.5 spaces per unit
(c) Senior Citizen Units	1.0 spaces per unit

- (b) for mixed use developments which include a residential component, parking requirements shall be calculated using the percent of peak period tables set out in section 4.B.16 b).

4.B.17. shall also be subject to the requirements and restrictions relating to the SC zone and all the general provisions of By-law 200-82 which are not in conflict with those set out above.

CARRIED

H. POLICY AND RESEARCH REPORTS

- H 1. Report from S. Hill, Policy Planner, dated November 13, 1996, re: **CANADIAN HIGHWAYS INTERNATIONAL CONSTRUCTORS (CHIC) - WARD 6** (File T4W15.7)

Discussion took place regarding a meeting that is to take place between the Ontario Realty Corp. and the area residents - to date this meeting has not been scheduled.

PB220-96 That the report from S. Hill, Policy Planner, dated November 13, 1996, to the Planning and Building Committee meeting of November 18, 1996, re: **CANADIAN HIGHWAYS INTERNATIONAL CONSTRUCTORS (CHIC) - WARD 6** (File T4W15.7) be received; and,

That the application be approved subject to the Conditions approved by City Council at its meeting on October 28, 1996, with the following revisions:

1. Condition C. be deleted; and,
2. Condition D.(2.) be deleted; and,

That staff be directed to prepare a Zoning By-law Amendment in accordance with the provisions of the 'RH' - Residential Hamlet zoning category for City Council's consideration.

CARRIED

- H 2. Report from C. Saunders, Policy Planner, dated November 13, 1996, re: **PROPOSED REALIGNMENT OF SANDALWOOD PARKWAY AND HUMBERWEST PARKWAY AND RESULTING ALTERATION TO LAND USE DESIGNATIONS IN THE SANDRINGHAM-WELLINGTON SECONDARY PLAN AREA**

**(SPRINGDALE COMMUNITY) AND THE VALES OF CASTLEMORE
SECONDARY PLAN: PUBLIC MEETING COMMENTS (File P25S-28 and P25S-42)**

- PB221-96 That the report from C. Saunders, Policy Planner, dated November 13, 1996, to the Planning and Building Committee of November 18, 1996, re: **PROPOSED REALIGNMENT OF SANDALWOOD PARKWAY AND HUMBERWEST PARKWAY AND RESULTING ALTERATION TO LAND USE DESIGNATIONS IN THE SANDRINGHAM-WELLINGTON SECONDARY PLAN AREA (SPRINGDALE COMMUNITY) AND THE VALES OF CASTLEMORE SECONDARY PLAN: PUBLIC MEETING COMMENTS (File P25S-28 and P25S-42)** be received; and

That staff be directed to meet with the residents who attended the November 6, 1996 Public Meeting, to review the implications of shifting the location of the Sandalwood Parkway extension to the north of the location proposed on Map 1 attached to the October 16, 1996 staff report and to report back to Planning and Building Committee with the results of the meeting prior to finalizing the appropriate amendments and modifications to Secondary Plan Numbers 28 and 42 for presentation at further Public Meetings.

CARRIED

- H 3. Report from C. Saunders, Policy Planner, dated November 13, 1996, re: **DRAFT OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS INCORPORATING POLICIES AND STANDARDS FOR TWO-UNIT HOUSES (File G87LO-2)**

- PB222-96 That the report from C. Saunders, Policy Planner, dated November 13, 1996, to the Planning and Building Committee meeting of November 18, 1996, re: **DRAFT OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS INCORPORATING POLICIES AND STANDARDS FOR TWO-UNIT HOUSES (File G87LO-2)** be received; and,

That staff be directed to hold a Public Meeting to present the proposed Official Plan and Zoning By-law amendments relating to the application processing and establishment of new two-unit houses in the City of Brampton.

CARRIED

- H 4. Report from B. Winterhalt, Director, Planning Policy & Research, dated November 13, 1996, to the Planning and Building Committee meeting of November 18, 1996, re: **APPLICATION TO AMEND THE REGION OF PEEL OFFICIAL PLAN BY THE GREATER TORONTO AIRPORTS AUTHORITY (File P25RE-1)**

- PB223-96 That the report from B. Winterhalt, Director, Planning Policy & Research, dated November 13, 1996, re: **APPLICATION TO AMEND THE REGION OF PEEL OFFICIAL PLAN BY THE GREATER TORONTO AIRPORTS AUTHORITY (File P25RE-1)** be received; and,

That the Region of Peel be advised that the City of Brampton does not generally support the Greater Toronto Airports Authority's Regional Official Plan Amendment request as referenced in a letter dated October 16, 1996, from Stanley B. Stein of Osler, Hoskin & Harcourt for the reasons set out in this November 13, 1996, staff report; and,

That this report be sent to the Region of Peel, the City of Mississauga and the Greater Toronto Airports Authority for their information.

CARRIED

- H 5. Report from D. Waters, Policy Planner, undated, to the Planning and Building Committee meeting of November 18, 1996, re: **BRAMEAST SECONDARY PLAN (FORMERLY THE EASTGATE SECONDARY PLAN), SUPPLEMENTARY ECONOMIC LAND USE ANALYSIS** (File P26S41)
- PB224-96 That the report from D. Waters, Policy Planner, undated, to the Planning and Building Committee meeting of November 18, 1996, re: **BRAMEAST SECONDARY PLAN (FORMERLY THE EASTGATE SECONDARY PLAN), SUPPLEMENTARY ECONOMIC LAND USE ANALYSIS** (File P26S41) be received; and
- That this preliminary staff report and the draft Bram East Supplementary Economic and Land Use Analysis report by Stamm Economic Research be presented to a Public Meeting on December 4, 1996, notwithstanding that a comprehensive staff evaluation has not yet been provided, on the understanding that the appropriate staff evaluation will be provided to the fullest extent possible at the December 9, 1996, Planning and Building Committee Meeting in conjunction with the report on the results of the Public Meeting.

CARRIED

I. BUILDING REPORTS

- * I 1. **BUILDING PERMITS FOR THE MONTH OF OCTOBER, 1996** (File A20).

- PB209-96 That the **BUILDING PERMITS FOR THE MONTH OF OCTOBER, 1996** (File A20) to the Planning and Building Committee meeting of November 18, 1996, be received.

CARRIED

J. URBAN DESIGN AND ZONING REPORTS - nil

- * J 1. Report from W. Lee, Director, Urban Design & Zoning, dated November 12, 1996, re: **MESSAGE/BODY RUB PARLOURS** (File P45GE-1)

- PB225-96 That the report from W. Lee, Director, Urban Design & Zoning, dated November 12, 1996, re: **MESSAGE/BODY RUB PARLOURS** (File P45GE-1) be referred to the Licensing Committee.

CARRIED

K. HERITAGE BOARD MINUTES - nil

L. OTHER BUSINESS

PLANNING AND BUILDING COMMITTEE MINUTES - NOVEMBER 18, 1996

- 34 -

M. QUESTION PERIOD

N. CLOSED MEETING

O. ADJOURNMENT

PB226-96 That the Planning and Building Committee do now adjourn to meet again on December 9, 1996, or at the call of the Chair.

CARRIED

PLANNING AND BUILDING COMMITTEE MINUTES DECEMBER 9, 1996

MEMBERS PRESENT: City Councillor G. Gibson (Chair)
City Councillor L. Jeffrey (Vice Chair)
Mayor P. Robertson
Regional Councillor R. Begley
Regional Councillor L. Bissell
Regional Councillor S. Fennell (arrived at 7:51 pm)
Regional Councillor G. Miles
Regional Councillor P. Palleschi
City Councillor R. Hunter (left at 10:00 pm)
City Councillor B. Linton
City Councillor M. Moore
City Councillor J. Hutton
City Councillor B. Cowie
City Councillor P. Richards
City Councillor D. Metzack
City Councillor J. Sprovieri

MEMBERS ABSENT: City Councillor S. Hames (absent)

STAFF PRESENT: J. Marshall, Commissioner of Planning and Building
J. Metras, Commissioner of Legal Services & City Solicitor
L.T. Koehle, Commissioner of Works and Transportation
B. Winterhalt, Director of Planning, Policy & Research
K. Walsh, Director of Facility Development & Property Management
R. Bino, Manager of Development Services
D. Waters, Policy Planner
C. Saunders, Policy Planner
L.J. Mikulich, City Clerk
M. Frape, Clerks Assistant Jr.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

The meeting was called to order at 7:35 p.m.

The meeting adjourned at 10:20 p.m.

Item	Recommendation
------	----------------

- | | | |
|------|----------|--|
| A. | PB201-96 | APPROVAL OF AGENDA |
| D 1. | PB212-96 | Delegation, re: BRAMALEA ROAD SOUTH - GATEWAY SECONDARY PLAN (File P25S-41) |
| D 2. | PB215-96 | Delegations, re: BRAM EAST (EASTGATE SECONDARY PLAN) (File P25S-41) |
| D 3. | PB217-96 | Delegations, re: PROPOSED RE-ALIGNMENT OF SANDALWOOD PARKWAY (File P25S-28 and P25S-42) |

PLANNING AND BUILDING COMMITTEE MINUTES - DECEMBER 9, 1996

2

-
- | | | |
|------|---|--|
| F 1. | PB202-96 | HOMEDALE-EAGLE CORPORATION - WARD 3 (FILE C2E5.25) |
| F 2. | PB203-96 | AL SCHWARTZBERG - WARD 3 (File C2E5.24) |
| F 3. | PB204-96 | THE CORPORATION OF THE CITY OF BRAMPTON (Civic Centre) - WARD 8 (File C4E5.27) |
| F 4. | PB205-96 | DCI INVESTMENTS INC. - WARD 2 (File C1W13.11) |
| F 5. | PB206-96 | CANDEVCON LIMITED - WARD 10 (File C7E6.23) |
| F 6. | PB207-96 | CITY OF BRAMPTON DRAFT OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS INCORPORATING POLICIES AND STANDARDS FOR TWO-UNIT HOUSES (File G87LO-2) |
| F 7. | PB213-96
PB214-96 | BRAM EAST (EASTGATE) SECONDARY PLAN: PROPOSED ADJUSTMENT TO DISTRIBUTION OF COMMERCIAL/INDUSTRIAL AND RESIDENTIAL DESIGNATIONS (File P25S-41) |
| G 1. | PB208-96 | Report from Management and The Planning and Economic Development Team |
| G 2. | PB218-96 | ROYAL BANK OF CANADA - PARCEL 2 - WARD 2 (File C1W13.12) |
| G 3. | PB219-96 | 871878 ONTARIO LIMITED (Streetsville Glen) - WARD 6 (File T4W15.6) |
| H 1. | PB220-96
PB221-96

P25S- | PARKS AND RECREATION MASTERPLAN AND REQUIRED AMENDMENTS TO OFFICIAL PLAN AND MODIFICATIONS AND AMENDMENTS TO THE SECONDARY PLAN DOCUMENTS TO ACHIEVE CONFORMITY (File P25OV, 28, P25S-41 and P25S-42) |
| H 2. | PB209-96 | MINISTER'S REQUEST FOR INPUT ON POLICY OPTIONS RESPECTING LAND USE NEAR AIRPORTS (File P40LE) |
| H 3. | PB211-96

CONCEPT | BRAMALEA ROAD SOUTH GATEWAY SECONDARY PLAN - MODIFIED LAND USE AND TRANSPORTATION (File P25S-38) |
| H 4. | PB216-96

THE AREA

COMMENT (File | PROPOSED RE-ALIGNMENT OF SANDALWOOD PARKWAY AND HUMBER WEST PARKWAY AND RESULTING ALTERATION TO LAND USE DESIGNATIONS IN SANDRINGHAM/WELLINGTON SECONDARY PLAN (SPRINGDALE COMMUNITY) AND VALES OF CASTLEMORE SUPPLEMENTARY PUBLIC (File P25S-28 and P25S-42) |

- | | | |
|------|-------------|--|
| L 1. | PB210-96 | SUBDELEGATION OF SUBDIVISION, CONDOMINIUM, |
| | PART | LOT CONTROL AND CONSENT APPLICATIONS (File P02PA) |
| O. | PB222-96 | ADJOURNMENT |

7:35 p.m. Call to Order

A. APPROVAL OF AGENDA

PB201-96 That the Agenda for the Planning and Building Committee Meeting dated December 9, 1996, be approved as amended to add:

D 2. Delegations, re: **BRAM EAST (EASTGATE) SECONDARY PLAN** (File P25S-41) (See Item F7):

1. Mr. David Drake, EMC Group Limited
2. Mr. William Fines, owners within Bram East Secondary Plan
3. Mr. Jeff Solly, The Sorbara Group

D 3. Delegations, re: **PROPOSED RE-ALIGNMENT OF SANDALWOOD PARKWAY** (File P25S-28 and P25S-42) (See Item H4):

1. Ms. Dianne Sutter, Dianne Sutter Consulting Services
2. Mr. Duncan Miller,
3. Mr. Bob Hooshley, Metrus Management Inc.

G 3. Amended Recommendation, re: **871878 ONTARIO LIMITED (Streetsville Glen)** (File T4W15.6).

CARRIED

B. CONFLICTS OF INTEREST - nil

C. CONSENT

* The items marked with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(F1, F2, F3, F4, F5, F6, G1, H2, L1)

D. DELEGATIONS

D 1. Mr. Michael Gagnon, Gagnon Consulting Planners and Urban Designers Ltd., re: **BRAMALEA ROAD SOUTH - GATEWAY SECONDARY PLAN** (File G20).

DEALT WITH UNDER ITEM H3 (RECOMMENDATION PB211-96 and PB212-96)

D 2. Delegations, re: **BRAM EAST (EASTGATE) SECONDARY PLAN** (File P25S-41) (See Item F7):

1. Mr. David Drake, EMC Group Limited
2. Mr. William Fines, owners within Bram East Secondary Plan
3. Mr. Jeff Solly, The Sorbara Group

DEALT WITH UNDER ITEM F7 (RECOMMENDATION PB213-96, PB214-96 and PB215-96)

D 3. Delegations, re: **PROPOSED RE-ALIGNMENT OF SANDALWOOD PARKWAY** (File P25S-28 and P25S-42) (See Item H4):

1. Ms. Dianne Sutter, Dianne Sutter Consulting Services
2. Mr. Duncan Miller,
3. Mr. Bob Hooshley, Metrus Management Inc.

DEALT WITH UNDER ITEM H4 (RECOMMENDATION PB216-96 and PB217-96-96)

E. DEFERRED/REFERRED ITEMS - nil

F. PUBLIC MEETING REPORTS

* F 1. Public Meeting Report dated December 4, 1996, re: **HOMEDALE-EAGLE CORPORATION - WARD 3** (FILE C2E5.25).

PB202-96 That Public Meeting Report dated December 4, 1996, to the Planning and Building Committee meeting of December 9, 1996, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - HOMEDALE-EAGLE CORPORATION - WARD 3** (FILE C2E5.25) be received; and

That the application be approved subject to the conditions approved by City Council at its meeting of November 25, 1996 (Resolution C410-96); and

That staff be directed to prepare the appropriate documents for the consideration of City Council.

CARRIED

* F 2. Public Meeting Report dated December 5, 1996, re: **AL SCHWARTZBERG - WARD 3** (File C2E5.24).

PB203-96 That the Public Meeting Report dated December 5, 1996, to the Planning and Building Committee meeting of December 9, 1996, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - AL SCHWARTZBERG - WARD 3** (File C2E5.24) be received; and

That the application be approved subject to the conditions approved by City Council at its meeting on November 25, 1996 (Resolution C410-96); and

That staff be directed to prepare the appropriate documents for the consideration of City Council.

CARRIED

- * F 3. Public Meeting Report dated December 5, 1996, re: **THE CORPORATION OF THE CITY OF BRAMPTON (Civic Centre) - WARD 8** (File C4E5.27).

PB204-96 That the Public Meeting Report dated December 5, 1996, to the Planning and Building Committee meeting of December 9, 1996, re: **APPLICATION TO AMEND THE ZONING BY-LAW - THE CORPORATION OF THE CITY OF BRAMPTON (Civic Centre) - WARD 8** (File C4E5.27) be received; and

That the application be approved subject to the conditions approved by City Council at its meeting on November 25, 1996 (Resolution C410-96); and

That staff be directed to prepare the appropriate documents for the consideration of City Council.

CARRIED

- * F 4. Public Meeting Report dated December 5, 1996, re: **DCI INVESTMENTS INC. - WARD 2** (File C1W13.11).

PB205-96 That the Public Meeting Report dated December 5, 1996, to the Planning and Building Committee meeting of December 9, 1996, re: **APPLICATION TO AMEND THE ZONING BY-LAW - DCI INVESTMENTS INC. - WARD 2** (File C1W13.11) be received; and

That the application be approved subject to the conditions approved by City Council at its meeting on November 25, 1996 (Resolution C410-96), with the following changes:

- (1) Add to condition 1. (a) the following permitted purposes:

- “(a) a service shop;
- (b) an office;
- (c) a laundromat;
- (d) a parking lot;
- (e) a dining room restaurant, a drive-in restaurant;
- (f) a printing or copying establishment;
- (g) a community club;
- (h) a health centre;
- (i) a custom workshop;
- (j) a taxi or bus station;
- (l) a banquet facility;

- (m) a tool and equipment rental establishment; and
- (n) a service station.”
- (2) Delete condition (b) (1) and replace with the following:

“(b)(1) a 3 metre wide landscaped open space and 1.8 metre high masonry wall shall be provided along the northerly limit of the property.”
- (3) Add the following condition of approval:

“(2)(k) The applicant shall pay \$892.22 to the Northwest Sandalwood Parkway Landowners Group c/o the Trustee for the proportionate share of the Technical Studies for the Northwest Sandalwood Parkway Special Study Area.”

CARRIED

* F 5. Public Meeting Report dated December 5, 1996, re: **CANDEVCON LIMITED - WARD 10** (File C7E6.23).

PB206-96 That the Public Meeting Report dated December 5, 1996, to the Planning and Building Committee meeting of December 9, 1996, re: **APPLICATION TO AMEND THE ZONING BY-LAW - CANDEVCON LIMITED - WARD 10** (File C7E6.23) be received; and

THAT the application be approved subject to the conditions approved by City Council at their meeting on November 25, 1996, with the exception of Condition 2.(a) which should be deleted and replaced with the following (change noted in bold):

- (a) Prior to the issuance of a building permit, any grading on the site or any industrial use of the site, a site development plan, an access plan, a landscape and fencing plan, elevation and cross-section drawings, an engineering and servicing plan, and a fire protection plan shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans in accordance with the City's site plan review process. **The approved site development plan, and/or landscape plan, shall show a landscaped open space buffer area on both the subject lands and the abutting lands to the south which is consistent with the sketch entitled “(Proposed Berm and Landscaping Maritime Ontario Proposed Transport Terminal, prepared by Candevcon Limited, dated November 1996 as sketch SK-01 re: Job 96023”.** A berm treatment shall be included within the landscaped open space buffer area on the abutting lands to the south, and which shall be required once either of these land parcels are developed for a trucking terminal.

THAT staff be directed to prepare the appropriate documents for City Councils consideration.

CARRIED

- * F 6. Report dated December 5, 1996, re: **OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS INCORPORATING POLICIES AND STANDARDS FOR TWO-UNIT HOUSES - PUBLIC MEETING COMMENTS** (File G87LO-2).

PB207-96 That the report dated December 5, 1996, to the Planning and Building Committee meeting of December 9, 1996, re: **OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS INCORPORATING POLICIES AND STANDARDS FOR TWO-UNIT HOUSES - PUBLIC MEETING COMMENTS** (File G87LO-2); and

That a further Public Meeting with to the Official Plan and Zoning By-law Amendments not be required; and

That staff be directed to finalize the appropriate documents for the consideration of City Council.

CARRIED

- F 7. Report dated December 5, 1996, re: **BRAM EAST (EASTGATE) SECONDARY PLAN: PROPOSED ADJUSTMENT TO DISTRIBUTION OF COMMERCIAL/INDUSTRIAL AND RESIDENTIAL DESIGNATIONS** (File P25S-41).

See Item D2.

Mr. David Drake, EMC Group Limited, was present on behalf of his client Middlepark Property Management as well as several other landowners to speak in response to the public meeting report. His client is concerned with the proposed redistribution of designations in this study area and is against staff's proposal to designate the entire block of land mixed industrial/commercial.

Mr. William Fines, a property owner within the Eastgate Secondary Plan, spoke on behalf of his family who are disappointed with the proposed changes in the area. He would like to see the mixed commercial/industrial designation on the east side of the creek.

Mr. Jeff Solly, The Sorbara Group, represents the owners on the southwest corner of the Gore Road and Highway 7. He confirmed that he has met with staff subsequent to the December 5, 1996 public meeting and requested that the office node designation be aligned with Highway 7 which would address the concerns of his clients.

Direction was given that staff report on how the shortfalls from the employment lands will meet the 65:35 ratio.

PB213-96 That the report dated December 5, 1996, to the Planning and Building Committee meeting of December 9, 1996, re: **BRAM EAST (EASTGATE) SECONDARY PLAN: PROPOSED ADJUSTMENT TO DISTRIBUTION OF COMMERCIAL/INDUSTRIAL AND RESIDENTIAL DESIGNATIONS** (File P25S-41) be received; and

That the adjustments proposed by staff for the nine areas outlined on Map 4 with the additional of a Special Policy Area coincident with Area 1 be endorsed as the modified land use designations for the Bram East Secondary Plan; and

That staff be directed to revise the Bram East Secondary Plan policies and land use schedules to implement the land use adjustments shown on Map 4 and that these changes be prepared as part of comprehensive set of Minister's Modification to Official Plan Amendment Number 263 to be submitted for formal adoption by Council and subsequently to be forwarded to the Ministry of Municipal Affairs, with an end of February 1997 target for Ministry approval of the secondary plan amendment as modified; and

That staff be directed to use appropriate discretion to craft the necessary revised policy and mapping adjustments to implement the proposals/conclusions addressed in this report, including minor adjustments/corrections not incorporated or identified on Map 4 through oversight.

CARRIED

The following was introduced at the request of Mayor Peter Robertson:

PB214-96 That the Office Node designation southwest of the Gore Road and Highway 7 be adjusted to a similar maximum depth as that portion of the currently proposed Office Node adjacent to Highway 50 on the south side of Highway 7.

CARRIED

PB215-96 That the following delegations, to the Planning and Building Committee meeting of December 9, 1996, re: **BRAM EAST (EASTGATE) SECONDARY PLAN** (File P25S-41) be received:

1. Mr. David Drake, EMC Group Limited
2. Mr. William Fines, owners within Bram East Secondary Plan
3. Mr. Jeff Solly, The Sorbara Group

CARRIED

G. DEVELOPMENT SERVICES REPORTS

* G 1. Report from Management and The Planning and Economic Development Team.

PB208-96 That the Report from Management and The Planning and Economic Development Team, to the Planning and Building Committee Meeting of December 9, 1996, recommending that the Planning and Building Committee consider reports in respect of the following, be received:

- **ROYAL BANK OF CANADA - PARCEL 2 - WARD 2** (File C1W13.12).

CARRIED

G 2. **ROYAL BANK OF CANADA - PARCEL 2 - WARD 2** (File C1W13.12).

PB218-96 That the report from P. Snape, Development Planner, dated November 21, 1996, re: **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW - ROYAL BANK OF CANADA - PARCEL 2 - WARD 2** (File C1W13.12) be **deferred** to the Planning and Building Committee meeting of January 20, 1996.

CARRIED

G 3. Amendment to Recommendation PB191-96, re: **871878 ONTARIO LIMITED (Streetsville Glen) - WARD 6** (File T4W15.6).

The following recommendation was carried at the Planning and Building Committee meeting of October 21, 1996:

“PB191-96 That the report from P. Snape, Development Planner, dated October 17, 1996, to the Planning and Building Committee meeting of October 21, 1996, re: **871878 ONTARIO LIMITED (Streetsville Glen) - Ward 6** (File T4W15.6) be received; and

That staff be directed to proceed with processing this application at this time; and

That the boundary for residential land use on the Streetsville Glen lands be established as east of the realigned Creditview Road, north and south of Hallstone Road; and

That Kaneff continue to work with the Churchville Residents Association and the Churchville Heritage Committee to address their concerns in good faith during the planning process; and

That every effort be made by Kaneff and the City of Brampton to protect the natural heritage, including all of the six acre woodlot south of Hallstone Road; and

That staff be directed to forward detailed conditions of approval to City Council as soon as possible; and

That subsequent to the adoption of the conditions of approval, a public meeting be held in accordance with the Planning Act.”

The following recommendation was passed to amend Recommendation PB191-96 to read as follows:

PB219-96 That the report from P. Snape, Development Planner, dated October 17, 1996, to the Planning and Building Committee meeting of October 21, 1996, re: **871878 ONTARIO LIMITED (Streetsville Glen) - Ward 6** (File T4W15.6) be received; and

That staff be directed to proceed with processing the application towards draft plan approval with the following direction:

- a) That the top-of-bank and corresponding limits of development in association with the Credit River valley and Levi Creek be established to the satisfaction of the Credit Valley Conservation Authority and the City;
- b) That staff and the applicant consult to alter the proposed housing mix to provide “executive housing” in an appropriate fashion on lands adjacent to the Credit River valley; and
- c) That staff and the applicant consult to determine the development pattern for lands adjacent to but not forming part of the subject lands, including the “Veenstra” and “Kee” lands, and to ensure that appropriate development potential is maintained for these lands which may include the provision of vehicular access to streets provided within the subject lands.

That staff be directed to forward detailed conditions of approval to City Council as soon as possible; and

That subsequent to the adoption of the conditions of approval, a public meeting be held in accordance with the Planning Act.

CARRIED

H. POLICY AND RESEARCH REPORTS

- H 1. Report from C. Saunders, Policy Planner, and K. Walsh, Director of Facility Development and Property Management, dated December 4, 1996, re: **PARKS AND RECREATION MASTERPLAN AND REQUIRED AMENDMENTS TO OFFICIAL PLAN AND MODIFICATIONS AND AMENDMENTS TO THE SECONDARY PLAN DOCUMENTS TO ACHIEVE CONFORMITY** (File P25OV, P25S-28, P25S-41 and P25S-42).

PB220-96 That the report from C. Saunders, Policy Planner, and K. Walsh, Director of Facility Development and Property Management, dated December 4, 1996, to the Planning and Building Committee meeting of December 9, 1996, re: **PARKS AND RECREATION MASTERPLAN AND REQUIRED AMENDMENTS TO OFFICIAL PLAN AND MODIFICATIONS AND AMENDMENTS TO THE SECONDARY PLAN DOCUMENTS TO ACHIEVE CONFORMITY** (File P25OV, P25S-28, P25S-41 and P25S-42) be received; and

That staff be directed to prepare the appropriate amendments and modifications to the 1984 and 1993 Official Plans and Secondary Plan Numbers 28, 41 and 42; and

That the Planning and Building Committee hold a Public Meeting attended by staff from the Community Services Department and Planning and Building Department to present these draft amendments and modifications and the associated rationale for them based on the City's new park land standards and hierarchy.

CARRIED

The following was introduced by City Councillor Sprovieri::

PB221-96 That the Planning and Building Committee hold a public meeting, attended by staff from the Community Services Department and Planning and Building Department, to present the proposed new City of Brampton Open Space System and concurrently to present the draft amendments to implement this revised Open Space System in the Sandringham-Wellington (Springdale) Secondary Plan 28 area; and

That in addition to the newspaper circulation, that Planning and Building staff be directed to circulate notice of this public meeting to all existing Springdale residents; and

That Planning and Building staff, in a subsequent public meeting, present draft modifications to the Vales of Castlemore and Bram East Secondary Plans to implement the new City of Brampton Open Space System, in conjunction with the presentation of a comprehensive set of modifications resulting from the comments responding to the formal Ministry circulation of the Vales of Castlemore and Bram East Secondary Plans.

CARRIED

* H 2. Report from B. Winterhalt, Director of Planning, Policy & Research, dated December 4, 1996, re: **MINISTER'S REQUEST FOR INPUT ON POLICY OPTIONS RESPECTING LAND USE NEAR AIRPORTS** (File P40LE).

PB209-96 That the report from B. Winterhalt, Director of Planning, Policy & Research, dated December 4, 1996, to the Planning and Building Committee meeting of December 9, 1996, re: **MINISTER'S REQUEST FOR INPUT ON POLICY OPTIONS RESPECTING LAND USE NEAR AIRPORTS** (File P40LE) be received; and

That the Minister of Municipal Affairs and Housing be advised that the City of Brampton supports policy option b) respecting land use near airports as set out in his letter of November 19, 1996, subject to the Minister's endorsement of any NEF/NEP maps for use in Ontario and subject to clarification that small scale infill in existing residential areas is not thereby precluded, and conversely, that the Minister be advised that the City if opposed to policy option c) and its several sub-options; and

That this report be sent to the Ministry of Municipal Affairs and Housing, as well as to the Region of Peel, the City of Mississauga and the Greater Toronto Airports Authority for their information.

CARRIED

H 3. Report from D. Waters, Policy Planner, dated December 4, 1996, re: **BRAMALEA ROAD SOUTH GATEWAY SECONDARY PLAN - MODIFIED LAND USE AND TRANSPORTATION CONCEPT** (File P25S-38).

See Item D1.

Mr. Michael Gagnon, Gagnon Consulting Planners and Urban Designers Ltd., was pleased to advise that the Commissioner of Planning and Building was able to address the concerns made to the secondary plan and is now satisfied with staff's recommendations.

Mr. Gagnon responded to inquiries of Committee.

D. Waters, Policy Planner, confirmed that the secondary plan study area is located on the Bramalea Road Corridor, east to Torbram Road and west to Dixie Road. He advised that staff recommends a modified land use.

PB211-96

That the report from D. Waters, Policy Planner, dated December 4, 1996, to the Planning and Building Committee meeting of December 9, 1996, re: **BRAMALEA ROAD SOUTH GATEWAY SECONDARY PLAN - MODIFIED LAND USE AND TRANSPORTATION CONCEPT** (File P25S-38) be received; and

That the Bramalea Road South Gateway Transportation and Land Use Intensification Study, prepared by McCormick Rankin Engineers, et. al dated April 1995, be received and approved in principle, except for those sections of the above-noted study which are to be replaced by the findings of the open space/parkland and transportation supplementary studies, and except that Figure 19 (Building Heights) of the above-noted study be re-evaluated as part of the process of drafting the secondary plan amendment to determine a more flexible approach to building heights, and that the revised concept plan on Map 5 dated December 9, 1996 be endorsed as the preferred land use and transportation plan for the redevelopment area of the Bramalea Road South Gateway lands;

That staff be directed to commence the drafting of the detailed secondary plan policies and schedules for the "redevelopment area" of the Bramalea Road South Gateway Secondary Plan as shown on the revised Map 5, and that the remainder of the lands within the Bramalea Road South Gateway Secondary Plan Area be subject to a comprehensive review to be undertaken at a later date;

That a public meeting to present the revised concept plan be held in accordance with City Council procedures;

That the Par Pak lands north of the proposed East Drive extension labeled as Special Policy Area 2A on the revised Map 5 be permitted to develop to a maximum of 441 units, and the block to the south of the East Drive extension labeled as Special Policy Area 2B on the revised Map 5 be permitted to develop to a maximum of 206 units and staff be directed to undertake a comprehensive circulation of the Par Pak development application once it is revised in accordance with the densities endorsed by Council;

That the northern half of the 15 acre Ebrahim Properties site labeled Special Policy Area 3A on the revised Map 5 be permitted to develop to a maximum of 1,000 units and the southern half of the subject lands labeled as Special Policy Area 3B be permitted to develop for mixed retail and office uses to a maximum net FSI of 3.0 and staff be directed to undertake a comprehensive circulation of the Ebrahim Properties development application once this modified plan is endorsed by Council;

That subject to the results of the public meeting, staff be directed to circulate all deferred development applications within the Bramalea Gateway that are awaiting Council endorsement of the modified land use and transportation concept plan and staff be further directed to keep Council informed of their status.

That the right-of-way of the East Drive extension between Bramalea Road and Victoria Crescent be designated at 20 metres, increasing to 23 metres at the intersection with Bramalea Road;

That the proposed link of East Drive between the western leg of Victoria Crescent and Orenda Road be deleted as reflected on the revised Map 5; and,

That Orenda Road be extended east of Bramalea Road as shown on the revised Map 5 and designated as a collector road.

PB212-96 That the delegation of Mr. Michael Gagnon, Gagnon Consulting Planners and Urban Designers Ltd., to the Planning and Building Committee meeting of December 9, 1996, re: **BRAMALEA ROAD SOUTH - GATEWAY SECONDARY PLAN** (File P25S-38) be received.

CARRIED

H 4. Report from C. Saunders, Policy Planner, dated December 5, 1996, re: **PROPOSED RE-ALIGNMENT OF SANDALWOOD PARKWAY AND HUMBER WEST PARKWAY AND RESULTING ALTERATION TO LAND USE DESIGNATIONS IN THE SANDRINGHAM/WELLINGTON SECONDARY PLAN AREA (SPRINGDALE COMMUNITY) AND VALES OF CASTLEMORE SUPPLEMENTARY PUBLIC COMMENT** (File P25S-28 and P25S-42).

See Item D3.

Ms. Dianne Sutter, Dianne Sutter Consulting Services, was present on behalf of her clients Mr. and Mrs. Ceci who owns lands on Airport Road which are currently designated Highway/Commercial. She confirmed that Mr. Ceci has been working with the conservation authority, the City and various engineering firms to resolve the issue of illegal infill. Mr. Ceci is concerned as there has been no direct consultation with him nor was he ever informed of the initial public meeting regarding the removal of the commercial designation. She is requesting that Committee maintain the commercial designation on his lands and fairness be considered in the planning process.

J. Marshall, Commissioner of Planning and Building responded to inquiries regarding circulation notices. He confirmed that once the initial public meeting is held the assessment office provides the list to the planning department of those on the assessment role to send their notices.

Mr. Duncan Miller, 26 Mountainberry Drive, was present on behalf of residents on Cougar Court, Mountainberry Road and Black Hills Court to address their concerns. At the time the above properties were purchased, Sandalwood Parkway was proposed to be constructed further north therefore having little impact on those properties. Residents in that area do not wish to back onto industrial and is recommending that Alternative #2 be considered in staff's recommendation and would like to see a buffer between their homes and Sandalwood Parkway.

Mr. Bob Hooshley, Metrus Development Inc., is a majority landowner in this area. He is in agreement with the relocation of Sandalwood Parkway and is happy with either alternative #1 or #2. He is hoping that staff can find a solution so that this matter does not proceed to the Ontario Municipal Board.

Staff provided clarification for Committee and answered questions. The delegations also responded to inquiries of Committee and discussed with staff alternatives #1 and #2 regarding the re-alignment of Sandalwood Parkway.

The following was introduced at the request of Regional Councillor Bissell:

PB216-96 That the report from C. Saunders, Policy Planner, dated December 5, 1996, to the Planning and Building Committee meeting of December 9, 1996, re: **PROPOSED RE-ALIGNMENT OF SANDALWOOD PARKWAY AND HUMBER WEST PARKWAY AND RESULTING ALTERATION TO LAND USE DESIGNATIONS IN THE SANDRINGHAM/WELLINGTON SECONDARY PLAN AREA (SPRINGDALE COMMUNITY) AND VALES OF CASTLEMORE SUPPLEMENTARY PUBLIC COMMENT** (File P25S-28 and P25S-42) be received; and

That alignment Alternative 1 be chosen as the preferred alternate realignment of Sandalwood Parkway extension and Humberwest Parkway; and

That the Highway Commercial designation of the Ceci property fronting on Airport Road be maintained, along with the ability to protect a right-in right-out access to the property for future development opportunities; and

That any modifications to the Secondary Plan for residential purposes abutting Sandalwood Parkway protect the ability of the commercial lands fronting on the north and south side of Sandalwood Parkway to secure a full turn access to the property in the future, if possible; and

That staff ensure that the commercial be buffered by plants and a noise wall on the ravine.

ON TAKING A RECORDED VOTE, THE CITY CLERK NOTED THE MOTION "CARRIED" 14 YEAS, 2 NAYS AND 1 ABSENT AS FOLLOWS:

<u>IN FAVOUR</u>	<u>AGAINST</u>	<u>ABSENT</u>
Linton	Sprovieri	Hames
Fennell	Palleschi	
Moore		
Hutton		
Jeffrey		
Metzak		
Robertson		
Begley		
Richards		
Gibson		
Bissell		
Hunter		
Miles		
Cowie		

CARRIED

PB217-96 That the following delegations, to the Planning and Building Committee meeting of December 9, 1996, re: **PROPOSED RE-ALIGNMENT OF SANDALWOOD PARKWAY** (File P25S-28 and P25S-42) be received:

1. Ms. Dianne Sutter, Dianne Sutter Consulting Services
2. Mr. Duncan Miller, 26 Mountainberry Drive
3. Mr. Bob Hooshley, Metrus Management Inc.

CARRIED

I. BUILDING REPORTS - nil

J. URBAN DESIGN AND ZONING REPORTS - nil

K. HERITAGE BOARD MINUTES - nil

L. OTHER BUSINESS

- * L 1. Report from J. Corbett, Director of Development Services, dated December 3, 1996, re: **SUBDELEGATION OF SUBDIVISION, CONDOMINIUM, PART LOT CONTROL AND CONSENT APPLICATIONS** (File P02PA).

PB210-96 That the report from J. Corbett, Director of Development Services, dated December 3, 1996, to the Planning and Building Committee meeting of December 9, 1996, re: **SUBDELEGATION OF SUBDIVISION, CONDOMINIUM, PART LOT CONTROL AND CONSENT APPLICATIONS** (File P02PA) be received; and

That a public meeting be convened in accordance with City Council's procedures; and

That subject to the results of the public meeting, the application be approved, and that staff be directed to prepare appropriate documents for the consideration of City Council, subject to the following conditions:

1. The amending zoning by-law shall contain the following provisions:
 - (a) the subject lands shall only be used for the following purposes:
 - (I) an apartment dwelling;
and, only in conjunction with an apartment dwelling
 - (ii) a retail establishment having no outside storage;
 - (iii) a service shop;
 - (iv) a personal service shop;
 - (v) a bank, trust company and finance company;

- (vi) an office;
 - (vii) a dry cleaning and laundry distribution station;
 - (viii) a dining room restaurant; a fast food restaurant; a standard restaurant; a take-out restaurant;
 - (ix) a printing or copying establishment;
 - (x) a commercial school;
 - (xi) a community club;
 - (xii) a health centre; and,
 - (xiii) a theatre.
- (b) shall be subject to the following requirements and restrictions:
- (I) Minimum Front Yard Depth:
 - 0 metres;
 - (ii) Minimum Interior Side Yard Width:
 - where the interior side yard abuts a commercial zone - 0 metres;
 - where the interior side yard abuts a residential zone - 24 metres;
 - (iii) Minimum Rear Yard Depth:
 - 0 metres
 - (iv) Maximum Building Height:
 - 40 metres
 - (v) Minimum Lot Area:
 - 0.38 hectares
 - (vi) Maximum Gross Floor Index: 4.3
 - (vii) Maximum Number of Apartment Dwelling Units: 151
 - (viii) On Site Parking Shall be Provided As Follows:
 - For Residential Uses: 1.0 Spaces Per Dwelling Unit;
 - For All Other Uses Parking Shall Be Provided in Accordance with Section 20.3 of By-Law 200-82.

within

- (ix) An adult entertainment parlour; an amusement arcade; or an adult video store shall not be permitted;
- (x) All garbage and refuse including any containers for the pre-storage of recyclable materials shall be enclosed and screened from public right-of-ways;
- (xi) All garbage containers for restaurant uses shall be contained a climate controlled area within the building areas; and,
- (xii) No outside storage shall be permitted.

2. Prior to the enactment of the zoning by-law, the applicant shall enter into a development agreement with the City of Brampton, which shall include the following:
 - (a) Prior to the issuance of a building permit, a site plan, fencing plan, landscape plan, grading and drainage plan, elevation cross-section drawings, a fire protection plan and engineering and servicing plans shall be approved by the City and appropriate securities shall be deposited with the City to ensure the implementation of these plans;
 - (b) The applicant shall satisfy all financial, landscaping, engineering and other requirements of the City of Brampton and the Regional Municipality of Peel, including the payment of Regional and City development charges and applicable education development charges in accordance with their respective Development Charges By-laws;
 - (c) The applicant shall agree to grant easements, as may be required for the installation of utilities and municipal services, to the appropriate authorities;
 - (d) The applicant shall make satisfactory arrangements with the City to provide street trees in accordance with City specifications on all street frontages;
 - (e) All lighting on the site shall be designed and oriented so as to minimize glare on adjacent roadways and properties;
 - (f) The applicant shall agree that one full turns access shall be permitted to/from the site adjacent to the southerly property boundary on George Street, in a location satisfactory to the Commissioner of Works and Transportation;
 - (g) The applicant shall provide on-site litter pick-up service which shall clear litter from the site at least twice weekly;
 - (h) The applicant shall convey to the City, a 3.0 metre road widening along the Queen Street frontage of the subject lands to the satisfaction of the City;
 - (I) The applicant shall convey to the City a 3.25 metre road widening along George Street to the satisfaction of the City;
 - (j) The applicant shall convey to the City a 7.5 metre corner daylighting rounding at the intersection Queen Street and George Street;

- (k) The applicant shall provide and pay all costs associated with the construction of a 1.8 metre masonry wall along the westerly property boundary where it abuts existing residential uses; and,
- (l) The applicant shall enter into an encroachment agreement with the City any building feature encroaches on the Queen Street or George Street right-way;
- (m) The applicant shall satisfy the requirements and secure all approvals from the Metropolitan Toronto and Region Conservation Authority; and,
- (n) The applicant shall demonstrate to the satisfaction of the Legal Services Department that the properties at 41 George Street South and 57 Queen Street have been merged as one lot.

CARRIED

M. QUESTION PERIOD

N. CLOSED MEETING

O. ADJOURNMENT

PB222-96 That the Planning and Building Committee do now adjourn to meet again on January 20, 1996, or at the call of the Chair.

CARRIED